

NEGATIVE DECLARATION  
(NOI/INITIAL STUDY)

**CITY OF LOMA LINDA  
NOTICE OF INTENT  
TO ADOPT A NEGATIVE DECLARATION  
OF ENVIRONMENTAL IMPACT**

**FROM:** CITY OF LOMA LINDA  
Community Development Department  
25541 Barton Road  
Loma Linda, CA 92354

**TO:** ☐ OFFICE OF PLANNING AND RESEARCH  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

☒ COUNTY CLERK  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA 92415

**SUBJECT:** Filing of Notice of Intent to adopt a Mitigated Negative Declaration in compliance with Section 21080c of the Public Resources Code and Sections 15072 and 15073 of the CEQA Guidelines.

**Project Title:** Development Code Amendment (DCA) No. 03-01 (Mission Historical Overlay District Ordinance)

**State Clearinghouse Number (if submitted to Clearinghouse):** N/A

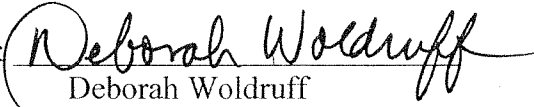
**Lead Agency Contact Person:** Deborah Woldruff, Director  
**Area Code/Telephone:** (909) 799-2830

**Project Location (include county):** The proposed district boundaries generally are Redlands Boulevard on the north, Barton Road and the San Timoteo Creek Channel on the south, Loma Linda City limit line on the east, and the Mountain View Avenue on the west in the City of Loma Linda and County of San Bernardino.

**Project Description:** To establish a historical overlay district in the City's Historic Mission Area that will preserve and enhance the area and associated historical and cultural resources, and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. The boundaries of the proposed overlay district do contain some properties, formerly used for citrus farming and the storage of related industry fuels, pesticides, and fertilizers and as such, may be listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

This is to notify the public and interested parties of the City of Loma Linda's intent to adopt a Negative Declaration for the above-referenced project. The mandatory public review period will begin on **Thursday, October 16, 2003** and will end on **Wednesday, November 5, 2003**. The Initial Study is available for public review at the public counter in the Community Development Department, 25541 Barton Road, and the Loma Linda Library, 25581 Barton Road, east end of the Civic Center.

Following the public review period, the project and proposed Negative Declaration will be reviewed by the Historical Commission in a public hearing on **Monday, October 20, 2003**, and by the Planning Commission in a public hearing on **Wednesday, November 5, 2003, at 7:00 p.m.** in the Council Chambers located of the main lobby of City Hall 25541 Barton Road.

Signature:  Title: Community Development Director  
Deborah Woldruff Date: 10/15/03

Date received for filing at OPR: N/A



**CITY OF LOMA LINDA  
COMMUNITY DEVELOPMENT DEPARTMENT**

25541 Barton Road, Loma Linda, CA 92354  
(909) 799-2830

## INITIAL STUDY

### A. BACKGROUND

Project Title: MISSION HISTORICAL DISTRICT OVERLAY ZONE  
(DEVELOPMENT CODE AMENDMENT NO. 03-01)

Lead Agency: City of Loma Linda, Community Development Department, 25541 Barton Road  
Loma Linda, California 92354

Lead Agency Contact Person: Deborah Woldruff Phone: (909) 799-2830

Project Location: The proposed overlay district is in the City of Loma Linda and County of San Bernardino, generally, south of Redlands Boulevard, west of California Street and the City's eastern corporate limits, north of San Timoteo Creek Channel, and east of Mountain View Avenue (see Exhibit 1, Site Vicinity Map).

Project Sponsor's Name and Address: Same as above

General Plan Designation: Business & Research Park/Neighborhood Specialized Community/Mobile Home Subdivision

Zoning Designation: Planned Community/General Business/East Valley Corridor Specific Plan, Special Development District

Project Description: To establish a historical overlay zone in the Mission Road area that will preserve and enhance the area and associated historical and cultural resources and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. Refer to the Proposed Mission Historical Overlay District Map (Exhibit 2) and Draft Ordinance (Attachment 1).

Surrounding Uses:

North: Commercial Office & Mixed Residential East: Agricultural & Mixed Residential  
South: Vacant Land & Mixed Residential West: Commercial Retail & Mixed Residential

Other public agencies whose approval is required:

- |                                                                      |                                                |
|----------------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> San Bernardino County LAFCO                 | <input type="checkbox"/> City of Redlands      |
| <input type="checkbox"/> San Bernardino County Health Care Agency    | <input type="checkbox"/> City of Colton        |
| <input type="checkbox"/> South Coast Air Quality Management District | <input type="checkbox"/> San Bernardino County |
| <input type="checkbox"/> Other                                       |                                                |

## B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in Section D below.

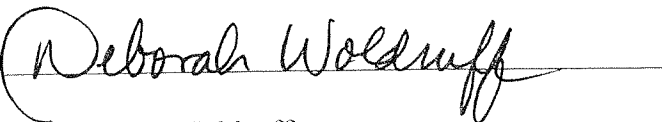
- |                                                             |                                                    |
|-------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture Resources     |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Biological Resources      |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils             |
| <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality   |
| <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources         |
| <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing        |
| <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                |
| <input type="checkbox"/> Transportation/Traffic             | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance |                                                    |

## C. DETERMINATION:

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects 1) have been analyzed adequately in an earlier NEGATIVE DECLARATION pursuant to applicable standards, and 2) have been avoided or mitigated pursuant to that earlier NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Preparer



Deborah Woldruff

(name)

Title Director

Date October 6, 2003



## D. EVALUATION OF ENVIRONMENTAL IMPACTS

### *Directions*

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors and general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including off-site, on-site, cumulative project level, indirect, direct, construction, and operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, and EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

## EVALUATION OF ENVIRONMENTAL IMPACTS

Responses to the checklist are contained in Attachment A.

### I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista?
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**II. AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**III. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**IV. BIOLOGICAL RESOURCES:** - Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
-----------------------------------------------	----------------------------------------------------------------------------	---------------------------------------------	------------------

☐ ☐ ☐ ☒

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☐ ☒

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

☐ ☐ ☐ ☒

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ ☐ ☐ ☒

**V. CULTURAL RESOURCES:** - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

☐ ☐ ☒ ☐

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

☐ ☐ ☒ ☐

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

☐ ☐ ☒ ☐

d) Disturb any human remains, including those interred outside of formal cemeteries?

☐ ☐ ☒ ☐

**VI. GEOLOGY AND SOILS:** - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **VII. HAZARDS AND HAZARDOUS MATERIALS:**

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing				

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

**VIII. HYDROLOGY AND WATER QUALITY:** – Would the project:

a) Violate any water quality standards or waste discharge requirements?

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

i) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

j) Inundation by seiche, tsunami, or mudflow?

**IX. LAND USE AND PLANNING** – Would the project:

a) Physically divide an established community?

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**X. MINERAL RESOURCES** – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

**XI. NOISE** –

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excess noise levels?

**XII. POPULATION AND HOUSING** – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing

	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b><u>X. MINERAL RESOURCES</u></b> – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>XI. NOISE</u></b> –				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excess noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b><u>XII. POPULATION AND HOUSING</u></b> – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing				

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### **XIII. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Police protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Parks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

### **XIV. RECREATION –**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

### **XV. TRANSPORTATION/TRAFFIC – Would the project:**

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

e) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
-----------------------------------------------	----------------------------------------------------------------------------	---------------------------------------------	------------------

☐ ☐ ☐ ☒

## **XVI. UTILITIES AND SERVICE SYSTEMS –**

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

☐ ☐ ☐ ☒

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ ☐ ☐ ☒

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

☐ ☐ ☐ ☒

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ ☐ ☐ ☒

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

☐ ☐ ☐ ☒

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☐ ☒

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ ☐ ☐ ☒

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐ ☐ ☐ ☒

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)

☐ ☐ ☐ ☒

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☐ ☐ ☒



**ATTACHMENT A**  
**EVALUATION OF ENVIRONMENTAL IMPACTS**  
**DEVELOPMENT CODE AMENDMENT (DCA) NO. 03-01**  
**(MISSION HISTORICAL OVERLAY DISTRICT)**

**BACKGROUND**

The City of Loma Linda Historical Commission, area residents and other stakeholders have long been concerned about the preservation of the Mission Road area. Because, the history of the area spans a period of about 230 years beginning in the 1770s and extends through to the present time, the area is considered to be very unique. The history of the area includes such diverse periods as Spanish exploration, expansion of the mission system, Mexican sovereignty, Mormon settlement, and other significant periods and events. Of major concern to stakeholders is the potential for new development to occur in the area that does not preserve and/or enhance the historical themes and resources that have been identified.

In an effort to address the concerns of all parties, the City contracted with a cultural resources consultant, The Dangermond Group, to study the area and synthesize all of the previous documentation, and any new information, into one report. The Dangermond Group worked with staff and the community in several public workshops to prepare The Mission Road Historic District, Final Report (Report) (May 22, 2002). The Report provides a detailed historical overview of the area and an inventory of the known historical resources within the study area. It also establishes a district boundary, identifies primary and related themes, provides examples of sample tools and treatments, plan concepts, implementation methods, and draft design guidelines for historical resources and new development. The majority of provisions contained in the draft ordinance (DCA No. 03-01) are based on the information and recommendations contained in the Report. A copy of the Report is contained in Attachment 2.

As predicted, the City is processing several major developments in the Mission Historical area. The largest, most complex developments are the University Village/Orchard Park Specific Plan projects on the north side of Mission Road and the Mission Trails Project, a 196-lot single-family residential housing proposal (Precise Plan of Design) on the south side of the road. The Barton Vineyard Project, a 296-unit apartment complex located at the southeast corner of Orange and California Streets, was approved by the City Council in August 2003. Staff anticipates that at least two other development proposals for the south side of the street will also be submitted in the near future. Based on the preceding, it is imperative that a historical overlay district be established to regulate development and set design standards and guidelines for new buildings and structures and the preservation and reuse of existing, historical resources.

## RESPONSES TO CHECKLIST ITEMS

### 1. AESTHETICS

Items a-d – Less Than Significant Impact: One of the objectives of the proposed ordinance is to reduce the negative visual impacts of new development and reuse on the existing historical resources in the Mission area. As shown on maps in the Report (Exhibit D), several historical resources such as the Frink Adobe, Cole House, Helen Hinckley House, and the Mission School anchor the Mission Road area. However, the area does not have a high concentration of resources even though its history extends back several centuries and covers a diversity of historical development periods. This is because the area has been used historically for agricultural purposes, which called for large expanses of open land available for crop fields, citrus groves, and grazing. Today, the area has a rustic and rural appearance with scattered residences and outbuildings (i.e., barns, sheds), some actively farmed citrus groves, and abandoned fields and groves. While Mission Road does have improved travel lanes, there are no sidewalks, curbs, or gutters and the roadway is lined with earthen shoulders and weeds. California Street and other collector streets in the study area are similarly improved. The south side of Redlands Boulevard does have curb and gutter but no sidewalk improvements. The rustic appearance of the area extends to portions of the Redlands Boulevard corridor, which is fronted by an active citrus grove, scattered single-family residences, some commercial services and hospitality uses, and a few vacant residential structures and properties.

The overlay district has been designed to preserve historical resources that merit preservation and to allow for new development. The development standards and guidelines contained in the overlay district have been designed to encourage rehabilitation, restoration and adaptive reuse of historical resources, provide landscaping and other types of buffers around the existing historical resources, and require that new development utilize compatible and historic architectural styles, and period landscape design. It is anticipated that implementation of the overlay district will result in a blending of old and new development that will create a sense of place, history, and ambience. Such positive characteristics currently are absent from the study area.

The adoption of the proposed overlay district ordinance will not have a significant impact on the scenic vistas. The draft ordinance does not propose the construction of any new development, but rather attempts to guide and shape future development in the amendment area in a positive manner that will frame the existing historical resources, enhance the appearance of the area, and benefit local residents, property owners, and the City. The study area is not located on a scenic corridor or near a state scenic highway, as identified in the existing or draft General Plan. Future development within the study area will result in alterations to the terrain and add to the overall amount of light in the area. However, all development projects will be reviewed and conditioned to ensure that street lighting is directed and shielded to minimize glare. Projects will be conditioned to prohibit spotlighting, or flood lighting in the amendment area.

Mitigation Measures/Monitoring Required:      None required

## **2. AGRICULTURAL RESOURCES**

Items a through c – No Impact: No properties within the amendment site are designated as prime farmland, unique farmland, or farmland of State Wide Importance. There are no known Williamson Act contract(s) on properties in the amendment site. Most of the amendment site and surrounding area was previously used for agricultural purposes. At this time, residential and commercial uses, and some remaining agricultural uses surround the study area.

The City's existing General Plan Land Use Map indicates that the amendment site is currently designated for business parks and commercial uses, and mobile home subdivision uses. Surrounding land use designations for nearby and adjoining properties allow commercial and residential uses. The draft General Plan Land Use Map calls for a Mixed Use designation over the majority of the study area. While the amendment site has a history of agricultural uses, citrus farming is no longer a commercially viable use in the Inland Empire. As indicated, the surrounding area is well urbanized with only a minimum of farmable acreage remaining.

Mitigation Measures/Monitoring Required:      None required

## **3. AIR QUALITY**

Items a through e – No Impact: The proposed amendment would not affect air quality in the area. Future development projects proposed for properties located within the overlay district boundaries will be required to address any potential air quality impacts resulting from construction and operation of new land uses. The draft General Plan Land Use Element and Map designates the majority of the amendment site for mixed residential and commercial developments. The intent of compact, transit-oriented development is to reduce the number of vehicles trips for automobiles. As a consequence, impacts to air quality similarly should be reduced. No impacts to air quality are anticipated from the proposed amendment.

Mitigation Measures/Monitoring Required:      None required

## **4. BIOLOGICAL RESOURCES**

Items a through f – No Impact: The draft historical overlay district does not propose any construction and as such, its adoption and implementation will not result in impacts to biological resources. Natural and modified features such as the San Timoteo Creek Flood Control Channel and two smaller, concrete-lined watercourses bisect the amendment site. Another potential biological resource in the amendment site is a stand of Coastal Oak Trees that is located just south of Redlands Boulevard. Due to community concern about the potential loss of natural and landscape features, the proposed ordinance includes provisions that address the preservation of these types of resources.

Future development projects subject to the ordinance will be evaluated for impacts to biological resources (such as plant and animal species, habitats, natural communities, wetland habitats, or wildlife migration corridors) and other environmental impacts through the development review and CEQA processes. Impacts to biological resources are not anticipated to result from the adoption and implementation of the overlay district.

Mitigation Measures/Monitoring Required:      None required

## 5. CULTURAL RESOURCES

Items a through d – Less Than Significant Impact: The proposed amendment is to establish a historical overlay zone in the Mission Road area that will preserve and enhance the area and associated historical and cultural resources and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. The provisions in the draft ordinance are intended to work in tandem with the Mixed Use General Plan land use designation and Planned Community Zoning to ensure the preservation of existing resources and the compatibility and design of new developments and adaptive reuse projects. The Mission Road Historic District Report (Report) contains all of the research and background information on which the draft ordinance is based. It also includes an inventory of known historical resources that are located within the proposed overlay district. A copy of the Report is contained in Attachment 2.

Implementation of the proposed ordinance will not cause a substantial adverse change in the significance of any historical resources in the area. As stated, the intent of the overlay district is to preserve and enhance historical resources and to ensure that new development is appropriate and compatible. The draft ordinance is also intended to preserve and protect archaeological and paleontological resources, human remains, and historical landscape features in the area such as the Mission Zanja, a stand of Coastal Oak Trees.

The draft ordinance will not result in the disinterment of human remains because construction is not proposed as part of the ordinance. If human remains are encountered during the construction of any projects located within the overlay district, all work would cease immediately and the local coroner's office would be contacted. Future development projects will be evaluated for impacts to historical and cultural resources and related resources through the development review and CEQA processes. Any impacts identified at the project level would be mitigated to a level of non-significance and monitored to ensure implementation of the mitigation requirements.

Mitigation Measures/Monitoring Required:      None required

## 6. GEOLOGY & SOILS

Items a through e - No Impact: The draft historical overlay district does not propose any construction in the study area. Future development projects subject to the provisions of

the ordinance will be evaluated for environmental impacts as part of the development and CEQA review processes. Soils and geotechnical studies will be required for projects proposed in areas subject to fault rupture and other seismic constraints. Impacts related to grading, soil erosion, unstable soil conditions, subsidence, and slope stabilization would be mitigated through conditions of approval and/or standard requirements. The proposed amendment is not anticipated to result in any impacts related to geology.

Mitigation Measures/Monitoring Required:       None required

## **7. HAZARDS & HAZARDOUS MATERIALS**

Items a through h – No Impact: Many of the properties located within the amendment area have been used for agricultural purposes and it is probable that fertilizers, pesticides, and petroleum products (i.e., gasoline, diesel, and other types of fuels, oils, and lubricants have been used and stored in the area. As a result, there may be soil and groundwater contamination on some of the properties within the amendment site. A review of the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List) indicates that no properties within the study area are included on the list. However, this could imply that there is no information available on potentially contaminated sites within the study area. For this reason, future development projects in the area will be evaluated for potential soil and groundwater contamination from agricultural uses and related uses through records searches and site surveys. If contamination were found to be present on a site, further study and remediation would be required prior to development. The draft ordinance will not result in any construction projects or the use of hazardous substances or emit air toxins.

An elementary school site is planned for an undetermined location within the University Village and Orchard Park Specific Plan sites, which are located contiguously on the north side of Mission Road in the overlay district area. The potential impacts from two projects are being evaluated in a joint Environmental Impact Report (EIR). Both projects propose residential uses in the general area where the future school site will be constructed and no uses that would involve the handling or transport of hazardous or acutely hazardous materials, substances, or waste are planned. The EIR will identify any soil and/or groundwater contamination that could affect the proposed elementary school and required mitigations necessary for successful remediation.

The amendment site is located about three miles south of the San Bernardino International Airport and approximately five miles southeast of the City of Redlands Municipal Airport. No safety hazards related to the operations of these two airports are anticipated within the amendment area.

The proposed amendment will not impair the implementation of or physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan. At this time, circulation in and through the amendment area is limited to several major arterials and local collector streets. Future development projects will result in additional streets and routes through the area, which should improve

emergency response times. The proposed ordinance will not directly result in any construction, but rather will help to guide and direct the form of future development in tandem with the Zoning and General Plan requirements.

The amendment area does not contain any large bodies of water and as such, is not subject potential inundation by seiche, tsunami, or mudflow.

Mitigation Measures/Monitoring Required:      None required

## **8. HYDROLOGY & WATER QUALITY**

Items a through j – No Impact: The adoption of the ordinance and subsequent approval of projects subject to the ordinance would not result in adverse impacts to water resources. As stated, the proposed amendment will not directly result in any construction. The overlay district will guide and direct the form future development to ensure that it is compatible with the existing historical and cultural resources in the area. All future development projects will be evaluated for environmental impacts as part of the development review and CEQA processes.

The amendment site is located within the regional watershed known as San Timoteo Canyon. The primary drainage course is San Timoteo Creek, a major regional flood control channel. The City of Loma Linda General Plan Housing Element (1986) and the Federal Emergency Management Agency's Flood Insurance Rate Map (1996) identify the amendment site as lying within a 100-year floodplain. The US Army Corps of Engineers and the San Bernardino County Flood Control District have improved the creek to a concrete lined trapezoidal channel. These improvements were built to about ¼ mile upstream from the project and construction to extend improvements farther upstream have commenced this year. At this time, the San Bernardino County Flood Control District and the United States Army Corps of Engineers are constructing the necessary improvements to the remainder of Reach 3B of the San Timoteo Creek Channel, located southeast and beyond the City limits. It is anticipated that the improvements will be completed in 2003 or 2004.

As a result of the additional improvements to the Channel, the Federal Emergency Management Agency (FEMA) issued a letter on June 27, 2001, that revises the floodplain rating in the amendment area to Zone A99. The Zone A99 designation is an interim designation that is used for areas that are protected from the base flood due to a Federal flood-protection system that is under construction. A new floodplain map will be prepared after the U.S. Army Corps of Engineers has certified the improvements to the San Timoteo Creek. The proposed amendment will not impede or redirect flood flow in or around the study area. Future development projects in the area will be evaluated for potential flood impacts through the development review and CEQA processes.

The proposed amendment does not involve any construction and therefore will not expose people or structures to loss, injury or death from flooding, including flooding as a result of the failure of a levee or dam. The amendment site is not located near a levee

or dam or large body of water. It is not anticipated that the amendment would result in exposure of people or structures to inundation by seiche, tsunami, or mudflow.

Mitigation Measures/Monitoring Required:      None required

## **9. LAND USE PLANNING**

Items a through c – Less Than Significant Impact: The amendment proposes to establish a historical overlay zone in the Mission Road area that will preserve and enhance the area and associated historical and cultural resources and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. The provisions of the ordinance have been designed to work in tandem with Mixed Use General Plan land use designation, Planned Community (PC) zoning, and other habitat and/or community conservation plan requirements. For this reason, conflicts with other adopted plans or policies are not anticipated.

The amendment does not propose any actual construction projects. Implementation will be accomplished through the development review and CEQA processes for private development projects.

Mitigation Measures/Monitoring Required:      None required

## **10. MINERAL RESOURCES**

Items a & b – No Impact: The proposed overlay district area is not located in a Mineral Resource Zone (MRZ) area, and does not propose to use non-renewable resources in a wasteful and inefficient manner. No impacts to mineral resources are anticipated.

Mitigation Measures/Monitoring Required:      None required

## **11. NOISE**

Items a through f – No Impact: The proposed amendment would not result in any adverse impacts from increased noise levels. No construction is proposed as part of the amendment and the site is not within the immediate vicinity of an airport or private airstrip. Future development projects within the amendment site will be evaluated for noise impacts from (resulting from construction and operation) as part of the development review and CEQA processes.

Mitigation Measures/Monitoring Required:      None required

## **12. POPULATION & HOUSING**

Item a through c - No Impact: The adoption of the ordinance would not create a demand for new housing or induce substantial growth in the area because it will not result in the creation of new jobs. Development subject to the ordinance will not displace existing housing or residents. Much of the land within the amendment area is planned for

residential uses of varying density and character (i.e., horizontal and/or vertical residential, live/work units). The provisions in the ordinance are designed to ensure that historical resources are protected, and preserved and that all new development projects are compatible with adjacent and surrounding uses in terms of land use, site layout, and architectural and landscape design.

Mitigation Measures/Monitoring Required:       None required

### **13. PUBLIC SERVICES**

Item a - No Impact: The adoption of the proposed amendment is not anticipated to affect existing levels of public services. Future development projects located within the amendment area will be evaluated for impacts to public services through the development review and CEQA processes.

Mitigation Measures/Monitoring Required:       None required

### **14. RECREATION**

Items a & b – No Impact: The proposed amendment will not increase the use of existing neighborhood and regional parks or other recreational facilities. It is notable that the amendment does include provisions for the preservation of several historical resources either in place or in a heritage park setting. Private development projects will be the actual mechanism for in place resource preservation or the creation of the heritage park(s). The University Village and Orchard Park Specific Plan Project sites and the Barton Vineyard Project site all contain resources that either will be preserved in place or relocated and preserved in a park setting. However, this amendment does not propose any construction and as such, the negative and/or positive impacts associated with the treatment of the historical resources and creation of a Heritage Park will be evaluated at the project level as part of the development review and CEQA processes.

Mitigation Measures/Monitoring Required:       None required

### **15. TRANSPORTATION/TRAFFIC**

Item a through g – No Impact: The proposed amendment will not result in impacts to circulation patterns or transportation systems. Subsequent projects approved under this ordinance will be evaluated for traffic and circulation impacts, number of vehicle trips, and will demand for additional transportation systems or parking.

Mitigation Measures/Monitoring Required:       None required

### **16. UTILITIES & SERVICE SYSTEMS**

Items a through g – No Impact: The proposed amendment is not anticipated to result in impacts to utilities and service systems. Future development in the amendment area will be evaluated for potential energy consumption and impacts to service systems such as



gas or electric, and water for landscape irrigation, and storm water drainage systems through the development review and CEQA processes. No significant impacts are anticipated from the proposed ordinance.

Mitigation Measures/Monitoring Required:       None required

## **17. MANDATORY FINDINGS OF SIGNIFICANCE**

Items a, b & c – No Impact: The project will not cause negative impacts to wildlife habitat, nor limit the achievement of any long-term environmental goals, nor have impacts, which are potentially and individually limited but are cumulatively considerable and could potentially have an indirect adverse impact on human beings. The Initial Study did not identify any significant adverse impacts to biological resources. Aside from small portion of dense vegetation that occurs along the northerly boundary, there is no natural vegetation present onsite. Based on surrounding development and the nature of the site as a citrus orchard; there is no biological habitat existing onsite. Therefore, development of the site will not impact any endangered species.

The future development of the 50 detached single-family residences would not cause substantial adverse effects on humans, either directly or indirectly. The initial study did not identify any impacts that would have a potentially significant affect to the environment.

Mitigation Measures/Monitoring Required:       None required

## **18. EARLIER ANALYSIS**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

a) Earlier analyses used. (Identify earlier analyses and state where they are available for review.)

1. City of Loma Linda General Plan (draft and existing);
2. City of Loma Linda General Plan Land Use Element Map (draft and existing);
3. City of Loma Linda Municipal Code (LLMC);
4. City of Loma Linda Zoning Map;
5. East Valley Corridor Specific Plan;
6. Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Nos. 06071C8703 F and 06071C8711 F (Revised to Reflect LOMR Dated June 27, 2001);
7. Mitigated Negative Declaration for Barton Vineyard Project (Precise Plan of Design No. 03-01); and,

8. Mitigated Negative Declaration for Mission Trails Project (Tentative Tract Map No. 16341).

- b) Impacts adequately addressed. (Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.)

All of the documents listed in Subsection a) were utilized in this analysis to some extent. The existing and draft General Plan Maps were used to determine the consistency of the proposed overlay district with the land use designations that correspond with the study area boundaries. Similarly, the existing and draft General Plan documents were reviewed to ensure that the proposed overlay district meets the intent of General Plan goals and policies. The City's Zoning (text and map), East Valley Corridor Specific Plan, LLMC and FEMA Maps were consulted to ensure that the design standards and guidelines contained in the proposed overlay district would not conflict with existing ordinances, regulations, or requirements.

The analysis in this Initial Study relied heavily on the analysis contained in the adopted Mitigated Negative Declarations (listed as 7 and 8 above, respectively) for all checklist effects, but most particularly in the environmental categories of aesthetics, cultural resources, land use planning, and recreation. However, it should be clearly stated that the Initial Study for the proposed Mission Historical Overlay District is not a tiered environmental document as outlined in CEQA Guidelines Section 15152 (Tiering).

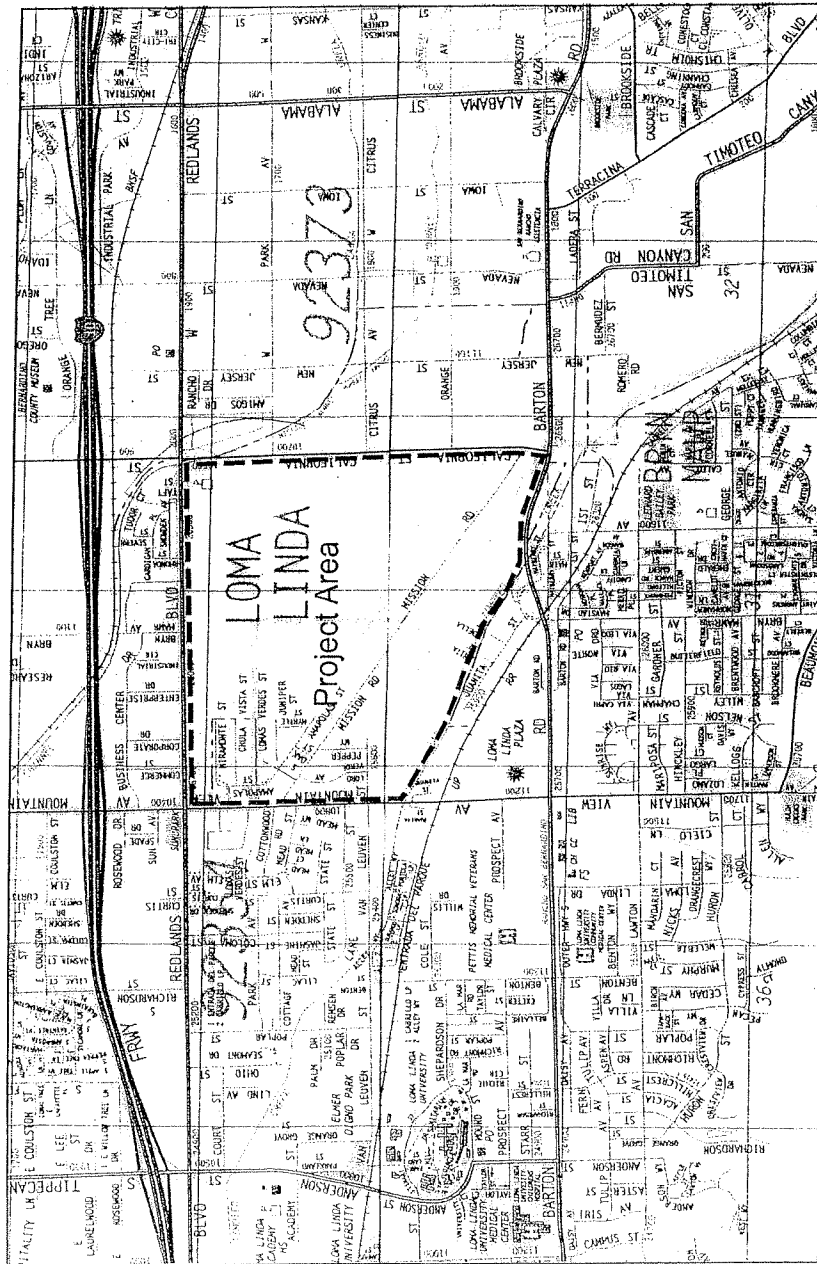
Copies of all of the documents listed in Subsection a) are maintained and on file in the City of Loma Linda, Community Development Department.

## 19. REFERENCES

The following plans and documents were consulted for the preparation of this Initial Study.

1. City of Loma Linda (Draft) General Plan and Land Use Element Map
2. City of Loma Linda (Existing) General Plan and Land Use Element Map
3. City of Loma Linda Municipal Code
4. City of Loma Linda Zoning Map
5. East Valley Corridor Specific Plan
6. Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Map Nos. 06071C8703 F and 06071C8711 F (Revised to Reflect LOMR Dated June 27, 2001)
7. Mission Road Historic District, Final Report (The Dangermond Group, May 22, 2002)
8. Mitigated Negative Declaration for Barton Vineyard Project (Precise Plan of Design No. 03-01)

# EXHIBIT 1



MISSION ROAD HISTORIC DISTRICT  
Loma Linda, California  
PROJECT STUDY AREA MAP



9. Mitigated Negative Declaration for Mission Trails Project (Tentative Tract Map No. 16341)

## **20. EXHIBITS**

1. Site Vicinity Map
2. Proposed Mission Historical Overlay District Map

## **21. ATTACHMENTS**

1. Draft Ordinance
2. Mission Road Historic District, Final Report (The Dangermond Group, May 22, 2002)

*I:\Project Files\DCA\DCA 03-01 (Mission Rd)\IS, Attach A.doc*



**DRAFT ORDINANCE  
(NOT INCLUDED)**

## **Table of Contents**

### Acknowledgements

### Mission Road Historic District

#### 1.0 Introduction and Background

#### 2.0 Purpose and Content

#### 3.0 Project Study Area

#### 4.0 Historical Overview

##### 4.1 Native Americans, 1771 and earlier

##### 4.2 Mission period, 1771-1834

##### 4.3 Mexican Rancho period, 1839-1851

##### 4.4 Mormon Period, 1851-1857

##### 4.5 American Settlement Period, 1857-1885

##### 4.6 Land Booms, Water Use and Population Growth, 1885-1930's

#### 5.0 Inventory of Historical Resources within the Historic District

##### 5.1 Known Historical resources

##### 5.2 What May be There

##### 5.3 Need for Further Study

#### 6.0 District Boundary

#### 7.0 Primary Theme – the “Flow of History”

##### 7.1 Other Historical Themes

#### 8.0 Sample Tools and Treatments

##### 8.1 Sample Tools

##### 8.2 Sample Treatments

##### 8.3 Examples of Other Historic Districts

#### 9.0 Proposed Plan Concepts and Implementation Plan Including Tools and Treatments

##### 9.1 Overall Concept Plan

##### 9.2 Historic Overlay District

##### 9.3 Draft Concepts for Historic Resources – Individual Sites/Nodes

#### 10.0 Draft Design Guidelines of the Historic Overlay District

##### 10.1 Design Guidelines for Existing Residences along Mission Road

##### 10.2 Sites Adjacent to Historic Sites

##### 10.3 Design Guidelines for New residences along Mission Road

##### 10.4 Non-residential Design Guidelines

##### 10.5 Mission Road – Streetscape and Sidewalk

##### 10.6 Demolition and Relocation: Saving Historic Character

#### 11.0 Integrated Concept Plan

#### 12.0 References

#### 13.0 Appendix

**Mission Road Historic District**  
*Loma Linda, California*

***Final Report***  
May 22, 2002

*Prepared for*  
City of Loma Linda  
Historical Commission  
Mission Road Historic District Subcommittee

*Prepared by*  
The Dangermond Group  
5700 Elvas Avenue  
Sacramento, CA 95819

*and*  
Statistical Research, Inc.  
Post Office Box 390  
Redlands, CA 92373



## ***Mission Road Historic District***

### **1.0 Introduction and Background**

The City's Historical Commission nominated the Mission Road area for Historic District status on March 9, 2000. Subsequent public meetings held to discuss options for the Mission Road area resulted in both support and opposition for the historic district designation. For that reason local residents requested that workshops be conducted to address their concerns regarding boundaries and restrictions on private property. An ad hoc sub-committee of the Historic Commission was appointed to resolve the issues related to historic preservation and land use. The Historical Commission subcommittee selected the consultant team of The Dangermond Group (TDG) of Sacramento and Statistical Research, Inc. (SRI) of Redlands to assist in the process.

The consultant team was asked to perform the following scope of work:

1. Historical research and implementation
  - a. Review of historical reports and materials by the University of California, Riverside, Archaeological Research Unit (Swope and Hall 1997) and Hatheway & McKenna (Hatheway 1988)
  - b. Review of prior meeting records and minutes
2. Public and landowner relations and mediation
  - a. Workshop meetings (3) — public process for input and concerns, identify where consensus might be achieved
3. Development of planning standards and guidelines

The results of the historical research, public workshops, and the proposed standards and guidelines produced recommendations regarding the following:

1. Primary historical theme and context
2. Other historical themes
3. District boundaries and property listings
4. Development standards for existing and new development
5. Design guidelines for existing and new development

This final report is submitted to the sub-committee to forward to the Historical Commission and Planning Commission, each of which will review it and provide recommendations to the City Council. The final proposed recommendations are subject to approval by the City Council.

### **2.0 Purpose and Context**

It was necessary to obtain public input and consensus for significant historical sites, themes, and boundaries to gain support for the creation of the Mission Road Historic District. Three public workshops were held to determine the issues and concerns of the public and landowners and to gather input. Those who attended the workshops contributed their concerns and ideas, and in some cases, their personal family histories in relation to Mission Road. The final step in the workshop process was to develop concepts that had group consensus and would create a community asset.

The three public workshops were held on August 14, September 18, and October 18, 2001.

## **Acknowledgements**

The information contained in this report is the result of decades of work by many people. One of the first to call for preservation of historical sites in the Mission Road District, the Frink Adobe in particular was Arda M. Haenszel (1910–2002), historian for the San Bernardino County Museum Association, who for more than a half-century researched and published information on local history. Her efforts were supported by Dr. Gerald A. Smith (1915–2001), Director Emeritus of the San Bernardino County Museum. Although neither lived to see the fruits of their many years of work, we know they would have enjoyed seeing the results of their efforts take shape in a historic district that preserves the resources and stories of the past for generations to come.

Two other historians, who generously shared the results of previous research, providing reports and unpublished information from their files, are Roger G. Hatheway and Karen K. Swope. This report is merely a culmination of their efforts and would not have been possible without their earlier work and continuing interest. Members of the City's Historical Commission likewise provided information and valuable perspectives based on their public service and desire to promote preservation of the historical roots of the entire San Bernardino Valley. Information regarding previous studies and available archival data was graciously provided by Robin E. Laska, Coordinator of the California Historical Resources Information System (CHRIS), San Bernardino Archaeological Information Center (AIC), San Bernardino County Museum. Special mention must also be made of the efforts of Deborah Woldruff, Director of Community Development for the City, who patiently presided over the public workshops, provided background information and encouragement, and reviewed and commented on early drafts of the report.

Finally, this study owes its existence to the residents of Mission Road, both past and present, who have never lost sight of their history. It is to them we owe the greatest debt, and we hope this study in some small way contribute to their goal of preserving the history of the Mission Road District.

The primary concern of landowners initially was that the designation of the Mission Road Historic District might create undue restrictions on their properties that could therefore have negative economic impacts. A secondary concern of the residents and landowners was the extent of the historic district boundaries and consideration of which properties could be affected. Among the other issues and concerns expressed at the workshops were land uses, housing densities, location of the area in a floodplain, traffic volume and safety, maintaining a sense of place, maintaining the rural character of the area while preserving educational and historical opportunities, and retaining citrus groves where possible.

The concepts that were developed as a result of the workshops are discussed in this report.

### **3.0 Project Study Area**

The study area is located in the City of Loma Linda in the vicinity of Mission Road between Mountain View Avenue and California Street. The establishment of the boundary was a focus of the workshops and the final recommendation is submitted as part of this report. (*See Figure 1 - Project Study Area Map*)

The study area for the Mission Road Historic District is located in proximity to other historical and recreational resources. The San Bernardino Asistencia and the proposed Redlands Heritage Park are located one-half mile east of Mission Road. The Santa Ana River Trail is to the north and San Timoteo Canyon, containing a proposed state park, is to the southeast. A proposed trail along the north/south power-line corridor through the study area intersects Mission Road at the location of an existing dairy and the Guachama Rancheria site and could possibly connect the Santa Ana River and San Timoteo Canyon trails in the future. The concepts developed as part of the workshops considered these features and possible linkages with them in order to strengthen the value of the Mission Road Historic District and to make the area accessible to a variety of users. (*See Figure 2 - Regional Context Map*)

### **4.0 Historical Overview**

The historical background of the study area has been considered in detail in several previous studies. Among these are the original survey report prepared by Smith et al. (1981) when the Northeast Planning Area was annexed to the City, a published version of the same study (Lerch and Haenszel 1981), the preliminary windshield inventory of the City's architectural/historical resources by Hatheway (1988), and the recent cultural resources survey completed by the Archaeological Research Unit, University of California, Riverside (Swope and Hall 1997). These sources, along with a cultural resources overview for the San Bernardino Valley (Altschul et al. 1984), review and summarize the primary historical sources for the area, and are incorporated herein by reference. A brief listing of the major historical periods and particular events follows, with an emphasis on activities within the study area that resulted in archaeological and historical resources of concern to the community.

#### 4.1 Native Americans, 1771 and earlier

Native Americans occupied the valley known to them as *Wa'atsava't*, a place name meaning "juniper place," after the numerous California junipers (*Juniperus californica*) that grow in the Santa Ana Wash. This native name was heard and written by the Spanish as "Guachama" and so it has come to be known in historical accounts. The study area was home to California Indians from several different groups. Serrano Indian *rancherías* were located at the mouths of canyons on the northern edge of the valley and in Yucaipa; Gabrielino Indians were located to the west extending from Jurupa to the coast; and Cahuilla Indians from San Gorgonio Pass and San Timoteo Canyon area lived to the southeast of the study area.

(Note on pronunciation: The Serrano Indian name for the area, *Wa'atsava't*, is pronounced "wah-acha-vaht" and the Spanish version of the same name, Guachama, is correctly pronounced "wah-cha-ma" in Spanish.)

Native Americans lived in established villages surrounded by seasonal encampments from which local plant and animal resources were collected and hunted. Their homes were circular, domed structures made of willow frames covered with tule or palm thatching. Frequently a shade structure known as a *ramada* was built near the homes to shelter work areas. Each village also had a larger ceremonial house where the lineage leader lived. Other village structures included granaries and semi subterranean, earth-covered sweatshops. The remains of all of these structures can occasionally be found archaeologically as house pits or related features, although none are known from the project vicinity.

#### 4.2 Mission Period, 1771–1834

1771 Mission San Gabriel was established.

1810 Father Dumetz came out to the valley from San Gabriel on May 20th, the feast day of San Bernardino de Siena, and offered mass in a *capilla* or chapel (probably a temporary *ramada*) at Guachama, thus giving the valley its name. This event is thought by many historians to have occurred in the study area, although others dispute that interpretation.

1819 Authorities from San Gabriel established the San Bernardino Rancho. An adobe storehouse and residence for Carlos García was built on Mission Road, at a location north of the current road and west of the power-line corridor. This building was described as ninety feet long from east to west, and thirty feet wide, resembling a fort. An Indian cemetery was situated immediately to the west.

1820 Under the direction of Pedro Alvarez, the Guachama Indians, led by their chief, Solano, began construction of a *zanja*, or water ditch, to bring water for irrigation from its intake on Mill Creek near what is now Mentone to the San Bernardino Rancho buildings at Guachama. The *zanja* was completed in time for planting in 1820, and in May an invitation to neighboring Indian groups was sent. About a thousand responded to watch the Guachama Indians do their planting.

(The Spanish word *zanja* is pronounced "zahn-hah." Later American settlers in the study area sometimes mispronounced *zanja* as "Sankey" and some early accounts use that spelling).

1821 Father Payeras and his secretary, Father José Sánchez, spent five days in the San Bernardino Valley. They noted that there were 200 Indians at Guachama, and another 416 living in nine other *rancherías* to the east. During their visit, they inspected the newly constructed *zanja* and noted that the area under cultivation

was "about five miles in circumference" (about 2 square miles, or 1,280 acres). This irrigated land would have included the portion of the study area north of the *zanja*.

- 1822 In his report to the commissioner of the Mexican government on his tour with Father Sanchez regarding mission activity in the San Bernardino Valley, Father Payeras also mentioned the "recently established mail service between Sonora and San Gabriel via San Gorgonio Pass" along an established Indian travel route known as the Maricopa Trail. This route passed through the study area.
- 1826 Juan Alvarado became *mayordomo* of the San Bernardino Rancho. His son, Francisco, testified in the Cave vs. Crafts lawsuit in 1876 that he was ten years old when his father came to live in the adobe at Guachama. He reported that in 1826 there were 500 Indians, Serrano and Cahuilla, who "lived south of the old building a few hundred yards, and cultivated the soil north and east."
- 1826- Jedediah Smith, the first American to travel overland to San Gabriel Mission,
- 1827 visited the mission storehouse at Guachama in January, 1827, on his return and obtained supplies of "corn, peas, parched meal, and flour of wheat" from Father Sanchez. Later that year, he made a second trip to San Bernardino Valley.
- 1830 Construction of the adobe buildings now known as the Asistencia east of Mission Road began under the direction of a man from Mexico named Manuel. However, the buildings were never completed because of an Indian uprising, followed by Mission secularization.
- 1834 The missions were secularized by Mexico, the Spanish missionaries withdrew, and the mission period was over. The adobe storehouse at Guachama and the partially completed buildings at the Asistencia were abandoned.

#### 4.3 Mexican Rancho Period, 1839–1851

- 1839 José del Carmen Lugo received a permit from Governor Alvarado to occupy San Bernardino and Yucaipa valleys with his two brothers and cousin for the purpose of establishing a colony, an effort that failed.
- 1841 Former mission lands still under cultivation by Indians extended from the Asistencia to what is now Mountain View Avenue, the greater part of it lying on the north side of the *zanja*.
- 1842 San Bernardino Rancho was granted to the three sons of Don Antonio Mario Lugo (Jose del Carmen Lugo, José Maria Lugo, and Vincente Lugo) and their cousin, Diego Sepulveda. Jose del Carmen Lugo lived in the old Asistencia buildings.
- 1844 Mountain Cahuilla Indians under the leadership of Juan Antonio were hired by the Lugos to defend the rancho stock against desert marauders. They settled at Politana, near present-day Valley College.
- 1844 The families of José del Carmen Lugo and his employees, living in the Asistencia, numbered seventeen. In addition, there were 200 former mission Indians living at Guachama.

#### 4.4 Mormon Period, 1851–1857

- 1851 San Bernardino Rancho, including the study area, was sold by the Lugos to Mormons Amasa M. Lyman and Charles C. Rich for \$77,500. The Mormons founded the City of San Bernardino, and the study area became known as Old San Bernardino, or the Mission District.
- 1851 The San Bernardino-Sonora Road, following the former Maricopa Trail used as a mail route as early as 1821, was designated a public highway by Los Angeles County. The San Bernardino-Sonora Road is shown on the first surveyed map of

the area in 1858 as a route that parallels the later Mission Road, running a little closer to San Timoteo Creek than the current road.

- 1852 Mormon Bishop Nathan C. Tenney moved into the Asistencia buildings and assumed charge of agricultural operations on the old mission lands. No mention was made during this period of the Guachama area. Juan Antonio and his band of Mountain Cabuilla Indians moved to San Timoteo Canyon near El Casco, a place they called *Sa'hat'pa*.
- 1857 The Mormon colonists in San Bernardino were recalled to Utah in the fall by Brigham Young and the lands of the San Bernardino Rancho were surveyed, divided, and sold.

#### **4.5 American Settlement Period, 1857–1885**

- 1857 Anson Van Leuven purchased 80 acres west of Mountain View Avenue from Lyman and Rich and planted the first orange trees in San Bernardino County and the region.
- 1858 Ben Barton purchased 640 acres, including the Asistencia, which he occupied, and set out 60,000 grapevines on 80 acres to the west the next year, using cuttings he received from San Gabriel Mission.
- 1859 The Cole Ranch was established.
- 1874 Anson Van Leuven built his house at 10664 Mountain View Avenue. The Frink Adobe was constructed at 26248 Mission Road.
- 1875 The Mound City Land Company was incorporated but failed to establish a community.
- 1876 The remains of the adobe storehouse at Guachama were leveled and the area was planted with orange trees, which reportedly grew poorly in the spot where the adobe walls had stood compared with others in the grove.
- 1877 Mission Road was shown on a map in a Cave vs. Crafts lawsuit exhibit, the first graphical depiction of the road in its current alignment.
- 1877 The Southern Pacific Railroad was constructed through San Timoteo Canyon.
- 1880 An adobe building was moved to 25926 Mission Road from Brookside Winery in San Timoteo Canyon (Hatheway 1988:6, Inventory Record 11). It was also reported to have been moved to the site in 1910 from the Van Leuven property at 26100 Mission Road (Smith et al. 1981:25).
- 1883 Frank Hinckley purchased 60 acres, and enlarged and remodeled a two-story mansion built earlier by Captain Pishon. He planted his land in citrus.

#### **4.6 Land Booms, Water Use, and Population Growth, 1885–1930s**

- 1886 The Cole House, a two-story Queen Anne/Colonial Revival style home, was built at 26251 Redlands Boulevard.
- 1887 The Mound City Land and Water Company was organized, and a Plat of Mound City was filed on January 11, 1888.
- 1888 The Redlands Motor Road, affectionately known as the “Dinky,” ran along the south side of Mission Road until 1910. The rails are reportedly still there, buried beneath the pavement.
- 1895 A Victorian vernacular frame cottage was built at 26013 Redlands Boulevard.
- 1898 Nearly the entire San Bernardino Valley is planted in citrus by this time because of the availability of water.
- 1904 Nat Hinckley house was built at 26300 Mission Road.
- 1905 Seventh Day Adventists began the College of Medical Evangelists on the Loma Linda Mound.

- 1910 The Southern Pacific Railroad rerouted San Timoteo creek to the north into the Mission District area, which was a ditch dug to control the flood area so that the railroad tracks wouldn't continue to flood.
- 1912 A Craftsman house was built at 26100 Mission Road by the Van Leuven family.
- 1915 A Craftsman house and dairy were built at 25949 Mission Road by the Van Uffelen family.
- 1916 The Hinckley mansion was torn down and rebuilt as three smaller houses (destroyed by fire, 1999).
- 1920 A small vernacular cottage was built at 10684 California Street.
- 1926 A Mission revival style house was built at 26101 Mission Road by the Paxton family.
- 1935 Funding for the new Mission School was approved by the Works Progress Administration (WPA), and construction began the next year.
- 1937 The new Mission School was completed at corner of California Street and Redlands Boulevard.

## **5.0 Inventory of Historical Resources within the Historic District**

Future projects proposed with the study area will be subject to compliance with the California Environmental Quality Act (CEQA; Public Resources Code, § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations § 15000 et seq.), as amended to date. For potential impacts to archaeological or historical resources to be considered significant under CEQA, the resource in question must be determined to be a "historical resource," that is, one that is listed in or determined eligible for listing in the California Register of Historical Resources (CRHP), included in a local register of historical resources, or determined by the lead agency to be a historical resource.

Using the criteria for listing in the California Register, the lead agency shall consider a resource to be historically significant if the resource:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history [CEQA Guidelines § 15064.5(a)(3)].

Although most projects within the study area are expected to be subject to environmental review under CEQA only, any projects that receive federal funding would also be considered "undertakings" that must comply with Section 106 of the National Historical Preservation Act (16 USC § 470, as amended) and its implementing regulations (36 CFR 800). Prior to granting permits, easements, or financing, federal agencies must take into account the effect of the undertaking on cultural resources included in or eligible for listing in the National Register of Historic Places (NRHP). For effects on cultural resources to be considered under federal law, the resources must be included, or determined eligible for listing, in the NRHP according to criteria for eligibility published

in 36 CFR 60.4, which are similar to those used for the California Register of Historical Resources.

For purposes of this study, it assumed that adoption by the City of the Mission Road Historic District recognizes all cultural resources more than 50 years of age within its boundaries as historical resources. Individual properties, however, may be determined to be contributing or non-contributing elements of the district during the course of future review of individual projects within the district. Formal evaluation of each resource discussed below is outside the scope of this study, which is based on consideration of existing information only.

#### **5.1 Known Historical Resources**

The known historical resources within the study area include linear features such as transportation routes and an irrigation canal, the historic site of a mission outpost and associated Native American village and cemetery, historical architectural resources, and the rural agricultural landscape itself (Table 1). This listed includes all resources noted in previous studies, as well as a small number of resources identified during the public workshops. (See *Figure 3 - Historical Resources Map*)



## 5.2 What May Be There

In addition to known historical resources, other resources may be present in the study area in the form of archaeological sites that preserve important information about the history of the area. Among these are the site of the Guachama ranchería and numerous locations of former buildings depicted on historic maps.

### Guachama

Historical sources document the presence of a large, 90 by 30-foot adobe building constructed in 1819 and leveled in 1875. Its location north of Mission Road and west of the power line corridor was reportedly marked by orange trees that were noticeably smaller than those surrounding it, due to the high adobe content of the soil. Although homes were built over this site sometime in 1976–1977, it is possible that foundations or other remains associated with the adobe are still present below the ground surface.

A Native American cemetery was reported to be west of the adobe building. Newspaper accounts indicate that at least one burial was encountered in 1976 during residential construction in the area. Contemporary Native Americans are concerned that this cemetery site not be further disturbed, and that the discovery of any additional burials be reported to them for consultation on proper treatment.

The historic village site of Guachama where as many as 500 Indians lived in 1826, with 200 still present in 1844, was located south of Mission Road between the adobe storehouse and San Timoteo Creek. Much of this area is currently vacant, and archaeological remains of this village site may be preserved there.

### Historical Archaeological Sites of Former Buildings

Research using historical maps of the project area conducted by Swope and Hall (1997) documented as many as 25 locations where buildings or structures were depicted in areas now vacant. These locations where houses, barns, outbuildings, silos, or other structures once stood may yet contain subsurface archaeological remains. In addition to these, the recently burned buildings at the Hinckley Ranch also are now considered archaeological remains. Archaeological remains may be structural in nature, such as foundations, basements, or cisterns, or they may consist of refuse scatters, trash pits, or filled-in privy pits.

Sites such as these have the potential to yield important information regarding the lives of former residents - information not necessarily recorded in historical accounts of the area. For example, food containers and bones can provide information on historical dietary preferences and sources, medicine bottles can reflect health concerns, and liquor bottles may illustrate historical consumption patterns. Structural remains can provide insights into construction practices and the use of hand-made versus manufactured hardware and machinery. Artifacts and features recovered from archaeological investigations can be used in interpretive displays and exhibits in local history museums.

## 5.3 Need for Further Study

A number of historical questions regarding the Mission Road Historic District remain unanswered, and suggest the need for further studies. Among these are the need to determine the boundaries of the Guachama Ranchería, the precise alignment of the *zanja*, the locations of possible archaeological sites of former buildings, the ages, origins, and ownership histories of specific resources, architectural evaluations of individual buildings, and the documentation of oral history.

# Mission Road Historic District

## Table 1. Known Historical Resources in the Mission Road Historic District

Map No. <sup>a</sup>	Name	Address	APN	CHRS Designation	Age/Comments/References <sup>b</sup>
n/a	Guachama Rancheria	various	various	CA-SBR-2311/H, CHL-95	consists of storehouse location (1819-1875), cemetery to west, and village site to south; boundaries not fully determined. SBCMA:21-22; H 1988:6,14; UCR:43
n/a	San Bernardino-Sonora Rd.	various	various	CPHL-SBR-21	mail route in 1822, designated public highway in 1851; no traces remain extant UCR:44
n/a	Mill Creek Zanija	various	various	CA-SBR-8092H, CHL-43, EL#21	constructed in 1819-1820; portion from intake to Sylvan Park (out of study area) listed in NHRP SBCMA:24-26; UCR:43-44
n/a	Mission Road	Mission Road	n/a	PSBR-1H	first depicted on Cave vs. Crafts map in 1877
n/a	Redlands Motor Road, the "Dinky"	south edge of Mission Road	n/a	none	1888-1910; no trace remaining SBCMA:19-20; UCR:21-22
1	Victorian farm house	26013 Redlands	0292-111-005	P1063-44H	1895 (noteworthy local interest) H 1988:8,14; UCR:26
2	Cole House, 2-story Queen Anne/ Colonial Revival (and adjacent Oak groves)	26251 Redlands	0292-461-04	P1063-16H	1886 (appears eligible for NRHP) H 1988:14, #15; UCR:26; H 1998:51
3	Adobe residence	26391 Redlands	0292-111-12	unknown	1942-1943 (not eligible for NRHP) H 1988:9; H 1998:51
4	Mission School	10568 California	0292-111-215	P1063-43H	WPA 1936-1937 (appears eligible for NRHP) H 1988:3, #16; H 1998:51
5	Spanish Colonial Revival	10684 California	0292-111-17	UCRARU 1259-T	1920 (possible district component) H 1988:3; UCR:26
6	Anson Van Leuven House	10664 Mountain View Avenue	0283-181-02	P1063-15H	1874 (determined eligible for NRHP) H 1988:7,14, #13
7	Federal/Colonial Revival	25926 Mission Rd	0292-111-32	P1063-38H	Wright home built ca. 1906; adobe building is ca. 1880, moved from Brookside Winery (H 1988:6, #11); or 1910, moved from Van Leuven property at 26100 Mission Road (SBCMA:25)
8	Wright home; Adobe "winery" building				age unknown, significance unknown
9	Stone Carriage House/Arch	25964 Mission Rd	0292-111-31	UCRARU 1259-J	1912 (noteworthy local interest) SBCMA:25; H 1988:6, #9; UCR:26
9	Opal Van Leuven home	26100 Mission Rd	0292-122-41	P1063-42H	1949, not evaluated or considered in previous studies but more than 50 years old
10	Craftsman frame residence				ca. 1887, not previously documented or evaluated except in a local newspaper article (Engeron 2000)
10	Earl Tunell residence	26122 Mission Rd	0292-122-45	none	1940, not evaluated or considered in previous studies but more than 50 years old
11	Helen Hinckley house (vacant, with outbuildings)	no address	0292-471-06	none	1947, not evaluated or considered in previous studies but more than 50 years old
12	Milton Frink residence	26220 Mission Rd	0292-471-08	none	1870-1874, previous adobe in 1857 known as Pine house, appears eligible for NRHP, listed in CRHP
13	James Stocker residence	26234 Mission Rd	0292-471-09	CPHL-SBR-28, P36-10565H	SBCMA:18-19, 22-23; H 1988:6,14, #8; UCR:5, 38
14	Frink Adobe	26248 Mission Rd	0292-471-06	CA-SBR-10565H	1904 (noteworthy local interest) SBCMA:25; H 1988:6, 14, #7; UCR:6
15	Nat Hinckley house, Craftsman residence	26300 Mission Rd	0292-122-14, 40	P1063-25H	site of Hinckley mansion built 1883, converted to three houses in 1916, burned 1999 (was considered potentially eligible for NRHP before it burned, not evaluated since) SBCMA:25; H 1988:6, 12, 14, #6; UCR:26
16	Hinckley Ranch buildings, Craftsman influenced residences (3), vernacular water tank, barn; now is archaeological site only	26342 Mission Rd, also listed as 25358 Mission Rd	0292-122-32	P1063-37H	
17	Silva residence; Succo house	25839 Mission Rd	0292-112-03	none	
18	Schultz residence	25867 Mission Rd	0292-112-04	none	1938 (possible district component) H 1988:6
19	Earl Harris Family Dairy, Craftsman residence, barn	25949 Mission Rd	0292-112-15	P1063-43H	1950, not evaluated or considered in previous studies but more than 50 years old
20	Original Mission School site	none	0292-112-10	1915 (noteworthy local interest) H 1988:6, #10	
21	Paxton house, Mission style residence	26101 Mission Rd	portion of 0292-121-42	UCRARU 1259-H	First Mission School was built in 1904 and in use until the new school was completed in 1937. The site is now vacant land but may contain archaeological remains. UCR:25
n/a	1951-1952 subdivision	various on Miramonte, Chula Vista, Lomas Verdes, Amapolas	0292-121-38	UCRARU 1259-E	1926, not evaluated or considered in previous studies but more than 50 years old
				none	1951-1952, subdivision of unincorporated island in northwest corner of study area containing approximately 130 homes, not evaluated or considered in previous studies but more than 50 years old

Notes:

a. Map number or resource name as shown in Figure 3.

b. Smith et al. (1981) is abbreviated as SBCMA; Hatheway (1988, 1998) is shown as H; Swope and Hall (1997) is shown as UCR.

### **Guachama Ranchería**

The general location of the mission storehouse/mayordomo residence is known, but its precise location and the location of any associated archaeological remains are vague. Examination of historical aerial photographs of the area, the earliest of which date to 1938, may show orange trees that are smaller than surrounding ones, and that location can be scaled to modern maps and overlaid on them. This location will be within an existing residential subdivision and may extend across one or more parcels or into city streets. Determining the location of the adobe and plotting it on current maps will allow for care to be taken during future excavations for utilities or swimming pools, so that such excavation may be monitored for historical archaeological remains.

Similarly, when the location of the mission adobe is established, that information along with news accounts of previous discoveries will allow care to be exercised during future excavations in areas that could contain Native American burials from the cemetery reported west of the adobe.

Finally, archaeological test excavations or exploratory trenches can be placed on vacant land south of Mission Road in the vicinity of Guachama Ranchería prior to development. This will allow archaeological remains associated with the Indian village to be identified and properly treated prior to disturbance, and can determine areas in which archaeological monitoring is warranted during future construction grading. Any archaeological studies and all archaeological monitoring in this area should be preceded by Native American consultation.

### **Tracing the Alignment of the Zanja**

The general alignment of the *zanja* is depicted on a number of historical maps and portions of its former route are visible in some areas. However, many of the mapped alignments are contradictory and the specific route of the *zanja* remains vague over much of its course through the study area. Knowledge of the precise alignment of the *zanja* is desirable for several reasons. In the community workshops, desires were expressed to restore portions the *zanja* in areas that will be preserved and developed as parks or museums. Clearly, one of the first planning needs to implement such restoration is to determine exactly where the *zanja* was located in those areas. A trail and greenbelt is proposed to link these public sites. While such a trail might not follow the exact alignment in all areas, it would be desirable to know where such a trail is historically accurate and where it diverges from the original route.

The *zanja* also holds important historical information related to its construction and maintenance, and to its capacity. It may be possible to trace the *zanja* using non-invasive means with remote-sensing technology such as ground-penetrating radar, resistivity, or magnetometer surveys. However, to document methods of construction and maintenance, it would be necessary to excavate a series of backhoe trenches across the alignment. The exposed subsurface profile could then be recorded, and any evidence of lining or repairs could be documented. In addition, if a clear cross-section can be located, it would be possible to calculate the capacity of the ditch, and from that determine how much land could have been irrigated with that flow.

### **Archaeological Sites of Former Buildings**

Possible locations of archaeological sites associated with the historical buildings have been plotted by Swope and Hall (1997:Figure 3). To make this information useful for planning purposes and to more accurately predict specific areas in need of archaeological

investigation or monitoring, such information must be plotted at a larger scale in relation to current parcels. This can be readily accomplished using Geographic Information System (GIS) software already in use by the City. Locations of buildings depicted on historical maps and aerial photographs should be digitized, georeferenced, and then overlaid on current parcel maps. The historical data can be tied to current landmarks and then "rubber-sheeted" over the base map. In this way, specific parcels can be flagged as needing archaeological reconnaissance prior to project development. If historical archaeological remains are confirmed, preconstruction testing and/or monitoring of grading may be recommended.

In addition to the maps researched and referenced in the UCR study, an extensive set of maps has been compiled from the County Surveyor's Office by historian Roger Hatheway and submitted to the City. Adding the historical information from all of these maps to the City's GIS coverages can be done by City staff or by outside consultants. The information would then be readily available and could be incorporated into project requirements early in the planning process.

#### **Archival Research and Architectural Evaluations of Individual Buildings**

Research undertaken to date has focused on archival data drawn from historical maps and an archaeological records check, supplemented by limited field survey (Swope and Hall 1997:24) and a "windshield survey" of architectural resources (Hatheway 1988). However, "no attempt has been made to compile a complete record of sequential ownership of various parcels or historic structures within the project area" (Swope and Hall 1997:27). Although such information is readily available in primary archival sources, that level of research was beyond the scope of previous studies and as well as the current study.

One exception has been the detailed evaluation conducted for the Cole House and Mission School (Hatheway 1998). Similar detailed archival research should be part of the significance evaluation of any historical structure or resource that is proposed to be moved, altered, or demolished.

#### **Oral History**

The known historical sites identified in the historical reports were discussed at the workshops and additional information regarding historic properties along Mission Road was gathered from residents with knowledge of the local history. Some landowners and stakeholders present at the meetings are descendants of the original families who settled along and had homes on Mission Road.

It has long been recognized that many local residents are descended from pioneer families in the study area and that interest in local history is high (Lerch and Haenszel 1981:57, 59; Swope and Hall 1997:47, 49). Members of the Frink family recently researched the history of the Frink Adobe and prepared documentation for it's listing in the California Register of Historical Resources. Other residents have knowledge of family history, photographs, and other information that should be documented in an oral history program focused on the study area. Such information can aid in the evaluation of individual historical properties and can lead to the development of interpretive displays in local history museums and parks.

## **6.0 District Boundary**

The selection of an appropriate boundary to define the Mission Road Historic District area was one of the more difficult aspects of the process. Several alternatives were proposed and discussed at the public workshops. The first alternative was an “open space” plan that would preserve the entire area surrounding Mission Road from Mountain View Avenue to California Street from east to west and from Redlands Boulevard to San Timoteo Creek from north to south.

The second alternative was a “corridor” type plan that would establish a linear zone along Mission Road between California Street and Mountain View Avenue at a set distance from the roadway, such as 300 feet on the north side and 150 feet on the south side. The problem with this plan was that the actual location of the *zanja* is unknown at this time and potentially significant historical sites that may exist on the south side of Mission Road have not yet been identified. These distances were perceived as arbitrary by the landowners and public and may in fact fail to protect important, undiscovered historic resources.

The third alternative was a “component-focused” plan that would identify the *zanja*, Mission Road, and significant known historical sites as the focuses of the historic district and preserve and protect these elements in nodes. The final concept and boundary treatment is a combination of the open space and component-focused alternatives.

Identifying the historically significant sites in the area and deciding on a theme led to the determination of the appropriate boundary that includes all sites and features that are at least 50 years old and that are thematically related to Mission Road. The proposed Mission Road Historic District boundary is defined as Redlands Boulevard and San Timoteo Creek on the north and south and Mountain View Avenue and California Street on the east and west. It also includes the Van Leuven House on the west side of Mountain View Avenue and the Cole House and Mission School on Redlands Boulevard. During review of the draft report on April 15, 2002 the Historical Commission and Mission Road Historic District Subcommittee voted to extend the eastern boundary of the historic district to the City limits, with the understanding that possible historical resources in the additional area will be considered in future studies. The Mission Road Historic District specifically excludes the Bryn Mawr area to the south in recognition of its own distinct history. The district area covers approximately 508 acres (plus acreage between California Street and City limits – about 100 acres more). (See Figure 4 - Proposed Historic District Boundary)

## **7.0 Primary Theme - the “Flow of History”**

The most important unifying element of the Mission Road area was identified as the *zanja*, or irrigation ditch, built by Native Americans under the direction of the Spanish mission authorities. The *zanja* had a major impact on irrigation and agriculture and influenced the landscape and land-use development patterns in the area. Thematically, it represents the “Flow of History” over time and claims title to the significance of the Historic District.

The original route of the *zanja* has been obscured over time and the cottonwood trees for which it gained the name “Cottonwood Row” are mostly gone. Re-establishment of part or all of the *zanja* was discussed as part of the overall concept. Lack of information and

archaeological study of the alignment and remains of the *zanja* are limiting factors at this time.

#### **7.1 Other Historical Themes**

The *zanja*'s existence is responsible for the underlying themes of Mission influence, education, settlements, citrus heritage, economic and industrial enterprises present in the old winery building and the dairy, architectural styles, family histories, and rural lifestyle.

### **8.0 Sample Tools and Treatments**

The significant historic features including uses, buildings, street, agriculture, industry, and land use patterns define the historic character of the area. The sample tools and treatments put forth at the workshops seek to preserve the historic character and the architectural integrity of the area by strengthening the patterns and setting consistent standards for rehabilitation, preservation and new construction.

#### **8.1 Sample Tools**

A variety of approaches may be considered to strengthen and preserve the historic feeling of the Mission Road District.

##### **Preserve and protect**

Identify historically significant sites and features and preserve and protect them.

##### **Preserve and do nothing**

Identify historically significant sites and features and preserve, and do not protect or restore.

##### **Preserve and restore with parks and groves**

Identify historically significant sites and features, protect and restore in nodes. Develop parks and groves that enhance the sites and are open to the public.

##### **Adaptive Uses**

Preserve and protect historically significant sites and buildings. Develop adaptive uses such as gardens, food service, specialty shops, indoor and outdoor public spaces, and private uses and buildings that are thematically related to the Mission Road Historic District.

##### **Acquisitions or Exchanges**

The City owns approximately 76.8 acres of land in the central portion of the study area that was designated as Tract No. 12084 in 1985. This land contains the Cole House at the northern end fronting Redlands Boulevard, and the Helen Hinckley house and Frink Adobe on the southern end fronting Mission Road. The City also owns a parcel of approximately 7 acres that contains the stone carriage house on Mission Road. The interior portion of the City holding could be used to trade, purchase, or otherwise acquire and/or maintain the holdings of historic properties for preservation.

(See Figure 5 - Property Ownership Map)

#### **8.2 Sample Treatments**

The goals and objectives of various possible treatments should involve preserving the historic character and architectural integrity of the district, promoting and encouraging the use of architectural styles that are consistent with the period of historic significance of the district, defining neighborhood character, and strengthening the edges of the historic district. The latter may include signed entry points, historic properties that are "anchors" integrated with surrounding land uses, and linkages between historic resources to provide a sense of continuity throughout the district.

### **Restrictions and Incentives**

There is a need to offer incentives to major developers to cooperate with the City and public interest to realize the goals of the historic district. Some examples are:

- Promote land exchanges used for historic preservation goals
- Allow parks containing historical resources to count toward park and open-space requirements
- Cooperative planning of park edges to maximize added value to developer
- Allow adaptive uses of preserved historic buildings on open spaces set aside for community use
- City to seek state and federal funds to assist in historic preservation projects such as restoration, pathways, parks, etc.
- Allow density transfers and clustering to provide buffers around historic resources
- Use parks fees for development of historic parks and *zanja* trail
- Explore use of redevelopment funds for historic preservation
- Employ a tiered approach to restrictions, with strict requirements in the immediate vicinity of historic resources and more flexible requirements that evoke the feeling of the historic themes in other areas more distant

### **Design Guidelines**

Develop design guidelines that are:

- Flexible guidelines for new residences, geared to proximity to historic sites
- Stricter guidelines for historical sites and adjacent uses

### **Development Standards**

Development standards should address allowable densities, lot sizes and set backs, land uses, and landscaping.

### **Historical Overlay Zone**

*"Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places and areas that have special historical, cultural, architectural, or archaeological significance."*

*Department of Planning and Zoning  
Fairfax County, Virginia*

## **8.3 Examples of Other Historic Districts**

The Mission Road Historic District may look to other historic districts in the region for successful concepts and treatments. For instance, the Los Rios Historic District in San Juan Capistrano, which dates back to the 1700s and is claimed to be the oldest

neighborhood in California, has similarities to the Mission Road district. The Los Rios district grew up around the Spanish mission that served as the economic center of the region. The various cultures of Native Americans, Spanish missionaries, and European immigrants left their marks on the landscape over the years with the mission, ranches, grove farming, and the architectural styles of their homes, including adobe structures. River Street, an unimproved road, runs from the historic district to Trabuco Creek, and recalls an earlier time of tranquility and a slower pace of life. What remains today are historic residences of varying styles along the road, the Blessed Olive Tree which was brought from the Holy Land as a seedling, and the oldest existing nursery in San Juan. Some historically significant buildings have been moved to the district from other places. Many of the homes are private residences, but they co-exist with buildings that are open to the public. Adaptive uses of some of the buildings provide a variety of experiences for residents and tourists. The Ramos House Café features an outdoor patio dining, the Mary Wandell House is a fine art gallery, the Olivares House is used as an artist studio and classroom for painting china, the O'Neill Museum-Pryor House is home to the San Juan Capistrano Historical Society, and the Jones Family Mini-Farm is a restored 3-acre mini-farm typical of life at the turn of the twentieth century which features a petting zoo that is open to the public. The histories and resources of Los Rios District and the Mission Road District are similar and the Mission Road district might benefit from the examples provided by the Los Rios Historic District and other similarly related historic districts.

Other examples of historic districts that include adaptive uses include those from nearby communities such as the California Citrus Heritage Park in Riverside, the Corona Heritage Park, and the proposed Redlands Heritage Park. All of these communities have recognized that integration of historic preservation with community planning produces positive results in the form of more livable spaces, higher property values, and enhanced community identity.

## **9.0 Proposed Plan Concepts and Implementation Plan including Tools and Treatments**

### **9.1 Overall Concept Plan**

The proposed Mission Road Historic District is the combination of a Historic Overlay Zone and the protection and restoration of historically significant sites and features in nodes. It includes both known historic properties and those yet to be identified and formally evaluated. The overall concept plan for the District maintains the area's historic identity as "Mission Road" in name and retains historically significant sites and features, such as the Frink Adobe, and restores and interprets some of what was once there in order to tell the story of the "Flow of History" related to the *zanja* and its impact on irrigation agriculture and land use patterns. The unifying element of the *zanja* links the individual components and ties them together thematically. The plan applies the appropriate tools and treatments to the individual historic resources and makes physical connections between sites within the area and to other important historic and recreation resources in the region. (See Figure 6 - Example of Proposed Concept)

### **9.2 Historic Overlay District**

The creation of a Historic Overlay District will allow the City of Loma Linda to protect and enhance the resources that give the Mission Road area its historic, architectural, and



archaeological significance. A Historic Overlay District would allow the City to better protect areas, sites and buildings that meet recognized standards of architectural and historical significance. The proposed/suggested design guidelines would provide regulations over and above the regular zoning protection for such areas.

### **9.3 Draft Concepts for Historic Resources - Individual Sites/Nodes**

#### **Mission Road**

Retain the rural character of Mission Road by keeping it a two-lane road. Consider adding a stone curb and gutter, possibly within the 40' R.O.W. rather than on private property. Address traffic concerns, such as safety and volume, at the intersection of Mission and California by changing the alignment of the entry to Mission Road so that it is perpendicular to California. The roadway entrance to the Mission Road Historic District could be curved to meet California Street where it intersects with the *zanja* to create a "gateway" entry into the historic district at this point. The entry at the proposed commercial property should also be perpendicular to California. Establish minimum front-yard setbacks for buildings and landscape guidelines for street frontages so that the rural and natural character of the district is retained and enhanced. Landscape guidelines should include specified street trees to enhance the rural character and add to what exists, such as California Sycamore, Magnolia and Koelreuteria. Consider change of paving material, such as stone bands or paving, in front of historically significant sites to extend the presence of the site across Mission Road and as a traffic-slowing device. Interpretive signage should be added along the road to identify the site of the Old Mission School, San Bernardino-Sonora Road, the Redlands Motor Road (aka Valley Traction Trolley), and other sites or features along the roadway identified as historically significant. Streetlights, if added, should be pedestrian scale (on 14 to 16-foot poles) and Mission style.

#### **Mill Creek Zanja and Linear Park**

Develop a linear park and trail with interpretive signage along the alignment of the *zanja*. The trail system will link with the Power line corridor trail, which leads to the Santa Ana River and San Timoteo Canyon trails, and the proposed Redlands Heritage Park. The linear park could be planted in nodes with cottonwood trees to recall the species for which "Cottonwood Row" was named. However, because cottonwood trees are considered messy and invasive, mass plantings should be avoided and these trees should not be planted in areas where they might cause property damage. Determine the location of the *zanja* and restore it in nodes such as the Frink Adobe, Hinckley Ranch and the Guachama Rancheria site.

#### **Frink Adobe and Citrus Museum**

This property is currently owned by the Loma Linda Redevelopment Agency. Establish adaptive use of the adobe as a museum and citrus heritage park. A 4-5 acre park could be developed with a buffer of orange groves surrounding the adobe. Configure the site layout to preserve the older orange trees between the adobe and the barn. The linear park and trail along the *zanja* would connect to this node. Provide interpretive signage and off-street parking for staff and visitors that is screened from the street. The Frink and the Murphy families are willing to donate family items of historic value to the museum.

#### **Hinckley Ranch and Botanical Gardens**

The City should acquire this property for development of a 10-acre neighborhood park. This site anchors the east end of the Historic District and the park will create a passive rural entry to the Historic District. The park could include botanical gardens and orange

groves, a redeveloped pond (original location was north of the barn), picnic grounds, walking paths, and staff and visitor parking. This site might benefit from the relocation of a historic building, such as a grower's house, that could be relocated to this site for adaptive use as a visitor center and/or administrative building. If the house were to be sited so that it could be seen from California Street it would act as a visual reference and locator for the Historic District. The gardens and the house could be used for special functions such as weddings and parties in order to generate funds. Consider possible acquisition by historic group or agency. Possibly tie development of the park to transportation history.

#### **Guachama site**

##### **Ethnobotanic Gardens**

Create a park containing ethnobotanic gardens to educate people of all ages. The park would respect the early beginnings and Native American culture and feature plants that were used for food and medicine, and by the missionaries of the Guachama Rancheria. Restore the *zanja* here and emphasize the site's cultural, historical, and educational value for agriculture and human settlement in the area. This site anchors the west end of the Historic District and connects the Power line corridor trail with the linear park along the *zanja*. Provide interpretive signage for the gardens and the site, picnic grounds, garden maintenance facilities, and staff and visitor parking. Explore a possible partnership with UC Riverside. Look toward the existing gardens at the Hinckley Ranch for direction.

##### **Adobe Building**

Preserve and protect this building, and conduct further research to determine its origin and history. Determine if building was relocated from the Brookside Winery, or if it was always on Mission Road. Develop it for adaptive use as part of the ethnobotanic gardens, possibly for staff services or as a visitor center. Provide interpretive signage regarding its historical significance.

##### **Potential Burial Sites**

Follow required procedures for identification and protection of Native American sites if burial grounds are found to exist here. Maintain and don't disturb sacred grounds and honor cultural heritage with interpretive markers. Consult with Native American representatives regarding appropriate treatment and disposition of any human remains that are discovered in the future. Monitor all excavations for utilities or such things as swimming pools in this vicinity.

##### **Park at Edison R.O.W.**

This can be a small neighborhood park historically themed and related to the Mission Road Historic District, with a trailhead connection from rest of the Historic District to regional historic sites and recreational opportunities. Provide interpretive signage regarding the Guachama Rancheria site and regional linkages, such as a trails map.

#### **Pathway along Mission Road**

Develop a pathway along the south side of Mission Road. Materials should maintain the rural character of the neighborhood. Consider materials such as decomposed granite walkway with railroad-tie headers and a split rail fence. Interpret the Redlands Motor Road route of the "Dinky" and any part of the Guachama Rancheria that was on the south side of Mission Road along the walkway.

### **Cole House**

Keep this building at its existing location. Restore the original setting by planting new orange trees or relocated grove trees in a manner compatible with use of the parcel as a park. The building retains value if kept in its original setting. Provide a landscape buffer around site, possibly a park between site and proposed residential neighborhood. Consider adaptive use for historical society or agency offices, a visitor's center or museum.

### **Van Leuven House**

The Van Leuven House is recognized as part of the Mission Road Historic District. It has been previously restored and is in use as a privately owned facility. No further recommendations are made, although if future planning applications are made to modify its exterior or changes its setting, the standards of the Historic Overlay District should be applied.

### **Old Mission School Site**

Consider possible location for a new school or use as a public space for activities and events such as a farmer's market. This would be an ideal site for relocation of a structure of known historic significance for adaptive use as a library or museum to interpret the Redlands Motor Road and the San Bernardino-Sonora Road, as well as education history in the study area.

### **Existing Mission School**

Explore adaptive uses. Other reports have addressed this.

## **10.0 Draft Design Guidelines of the Historic Overlay District**

Guidelines for the establishment of consistent standards for preservation, rehabilitation and new construction

### **10.1 Design Guidelines for Existing Residences along Mission Road**

Preserve and protect residences that are identified as historically significant. Develop design guidelines to maintain the theme for properties adjacent to historically significant sites.

### **10.2 Sites adjacent to historic sites**

Architectural style, landscaping and setbacks should strengthen the historic character of the Mission Road district and not distract from the historic sites. The property width at the street frontage should be generous and the landscaping should reinforce the rural character of Mission Road. Garage locations should conform to the placement of garages from the time period associated with the historic architectural styles of Mission Road when garages were relegated to the rear of the yard and did not usually face the street.

### **10.3 Design Guidelines for New Residences along Mission Road**

The goal is to strengthen patterns and create consistent design standards to guide new construction. The standards could include building size and setbacks, landscape design and plant materials, paving materials, walls and fences, street furnishings, lighting, curbs and gutters, buffering and screening, and treatment of service areas and mechanical equipment, in accordance to their proximity to a known historic site.

Strengthening street and landscape:

Define minimum lot sizes, densities and setbacks for properties both north and south side of Mission Road. Provide for larger lot sizes that are wider along the street frontage for properties adjacent to historically significant sites.

Building type and design considerations:

Houses shall be in an appropriate architectural style related to the time period and style existing, or that once existed, along Mission Road (such as Mission influence, Craftsman style, American Adobe, Victorian, Queen Anne, etc., see Appendix for descriptions).

**10.4 Non-residential Design Guidelines**

Guidelines for non-residential development such as commercial and retail businesses, churches and schools should consider how the different projects could work together to create a unified historic district and create a harmony of uses and development while preserving historically significant resources. The scale of future development should not overpower the scale of the historic district. Setbacks and landscaping can be used to further strengthen the historic character and buffers between residential and other uses should be provided. Designs and materials that evoke the feeling of the historic district are recommended and should be consistent with those that are acceptable for residential development. Modern styles are not recommended.

**10.5 Mission Road - Streetscape and pathway**

No sidewalk should occur on the north side of Mission Road. A path and possibly a rural type fence, such as a split rail, may be considered for the south side of Mission Road. The paving material should fit with the rural character such as decomposed granite or stabilized soil. The landscaping should also reinforce the rural character. Street trees such as California Sycamore, Magnolia and Koelreuteria should be considered.

**10.6 Demolition and Relocation: Saving Historic Character**

- Guiding Principles
- Evaluating Building Condition and Status
- Reducing Impacts on the Historic Setting
- Proposal Review and Comments

## **11.0 Integrated Concept Plan**

Two development plans for areas within the Mission Road Historic District are currently before the City. The plans, one by the Lewis Operating Company and the other by the Kuniyara family, include residential development with a variety of residential types and densities along with parks and a new school, and commercial development along Redlands Boulevard and California Street and a new church. We have attempted to illustrate how these two plans could be integrated with the Mission Road Historic District Concept plan. *(See Figure 7 – Example of Integrated Concept)*

## 12.0 References

- Altschul, Jeffrey H., Martin R. Rose, and Michael K. Lerch  
1984 *Man and Settlement in the Upper Santa Ana River Drainage: A Cultural Resources Overview*. Technical Series No. 1. Statistical Research, Tucson.
- Engeron, Charlene S.  
2000 Neighbor focuses on aging home's future: A Loma Linda woman wants to interest the City in the Hinckley house. *The Press-Enterprise*, June 18, p. B-5.
- Hatheway, Roger G.  
1988 *A Windshield Survey and Preliminary Architectural/Historical Inventory of Loma Linda, California*. Hatheway & McKenna, Mission Viejo. Submitted to City of Loma Linda Community Development Department.  
  
1998 *Determination of Eligibility Report for the Mission School and the Cole Ranch Residence and A Cultural Resource Mitigation Plan for a Proposed "Commercial Project" Located at the Southwest Corner of Redlands Boulevard and California Street*. Hatheway & Associates, Crestline. Submitted to City of Loma Linda.
- Lerch, Michael K., and Arda M. Haenszel  
1981 Life On Cottonwood Row. In *Heritage Tales - 1981*, pp. 33-71. Fourth Annual Publication of the City of San Bernardino Historical Society, San Bernardino, California.
- Smith, Gerald A., Michael K. Lerch, and Arda M. Haenszel  
1981 *Cultural Resources Assessment of the Old San Bernardino Mission District, 315-Acre Northeasterly Planning Area, City of Loma Linda*. San Bernardino County Museum Association, Redlands. Submitted to The Planning Center, Newport Beach, California.
- Swope, Karen K., and M. C. Hall  
1997 *Cultural Resources Survey of the Mission Road Project, City of Loma Linda, San Bernardino County, California*. Archaeological Research Unit, University of California, Riverside. Submitted to City of Loma Linda Community Development Department.
- Willdan Associates  
1998 *Engineering Feasibility Study of Mitigation Plans for the Mission School and the Cole House in the City of Loma Linda, California*. Draft. Willdan Associates, San Bernardino. Submitted to City of Loma Linda Community Development Department.

## **Architectural Styles that were present or are currently found along Mission Road**

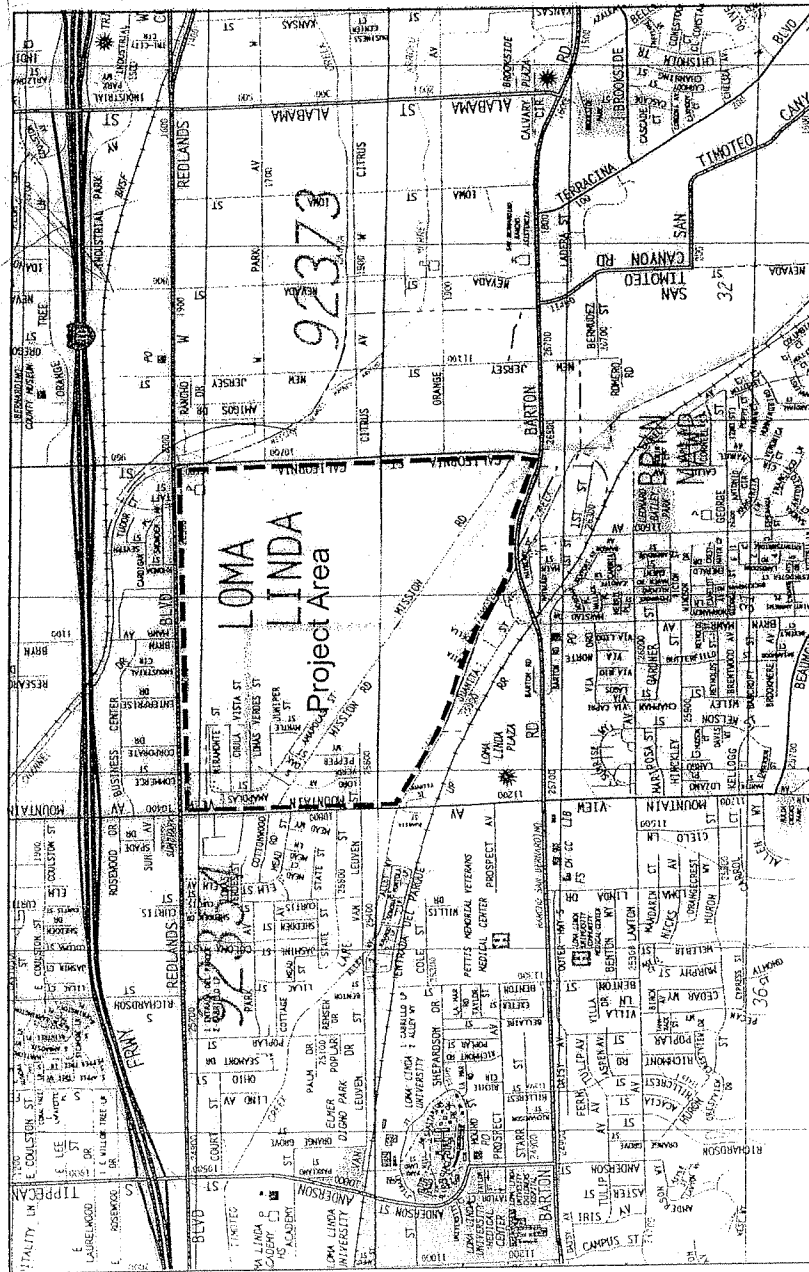
The following is a list of architectural styles of historic character that were present or currently exist along Mission Road.

<b>Architectural Style</b>	<b>Characteristics</b>
<b>American Adobe</b>	Constructed from sun-dried, unburned brick made of earth (generally clay) and straw. The building usually has a rectangular floor plan and thick walls that provide insulation from summer heat. Walls are coated with
<b>Bungalow</b>	A one-story or story-and-a-half house typically detailed in the Craftsman style. Bungalows typically have spreading gable roofs over inset front porches, sometimes with a larger dormer window on the front roof slope.
<b>Craftsman Style</b>	Characterized by the use of broad, spreading forms; low pitched gable or hip roofs, often with gable and eave brackets; and decorative windows and other details. Dormers are used extensively. Porches usually spread across the entire front façade and tapered or square wood columns on brick bases often support a Craftsman porch.
<b>Mission Influence</b>	Characterized by rectilinear design with heavy wood timbers and exposed joinery, stucco or adobe exterior finish and red tiled roofs. Architecture may include colonnades, archways, domes and half domes. Styles vary from simple frontier design to more ornate designs that may include tile and decorative ironwork. Many designs include courtyards, gardens and fountains.
<b>Queen Anne</b>	A particularly elaborate form of Victorian architecture consisting varied and expressive architectural elements. Details from many other styles are recaptured or reinterpreted. Queen Anne houses have irregular floor plans, large porches, and elaborate decoration on exterior surface. Roofs are steeply pitched. Ornamental wood shingles, with a diamond, square or fish scale pattern are often used on gables. Turned wood porch columns usually have trim of elaborate sawn wood, lacy spandrels. Spindle work, beaded balusters, and ornamented attic vents or windows. Windows may be leaded and stained glass, transoms and sidelights are often found.
<b>Victorian</b>	Characterized by asymmetrical composition, complex massing and rooflines, architectural details that distinctly reflect medieval prototypes, and the liberal use of machined ornament. Typical Victorian features include hip-and-gable roofs, bay windows; porches supported by chamfered or turned posts with sawn brackets, wood-shingle sheathing, and decorative roof vents.

### **13.0 Appendix**

- a. Architectural styles of the period
- b. Secretary of the Interior's Standards for Rehabilitation





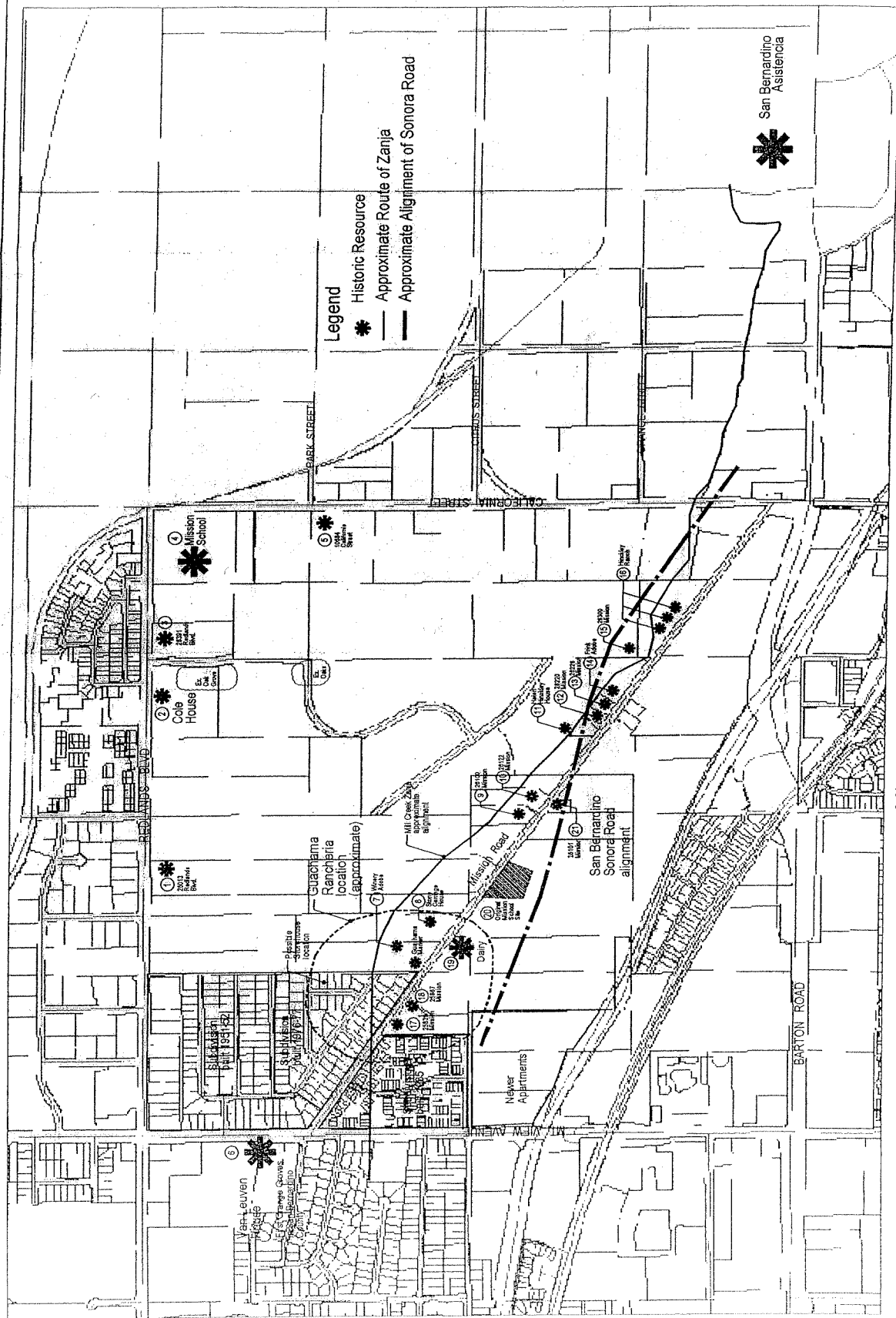
MISSION ROAD HISTORIC DISTRICT  
Loma Linda, California  
PROJECT STUDY AREA MAP



Figure 1

## **Secretary of the Interior's Standards for Rehabilitation**

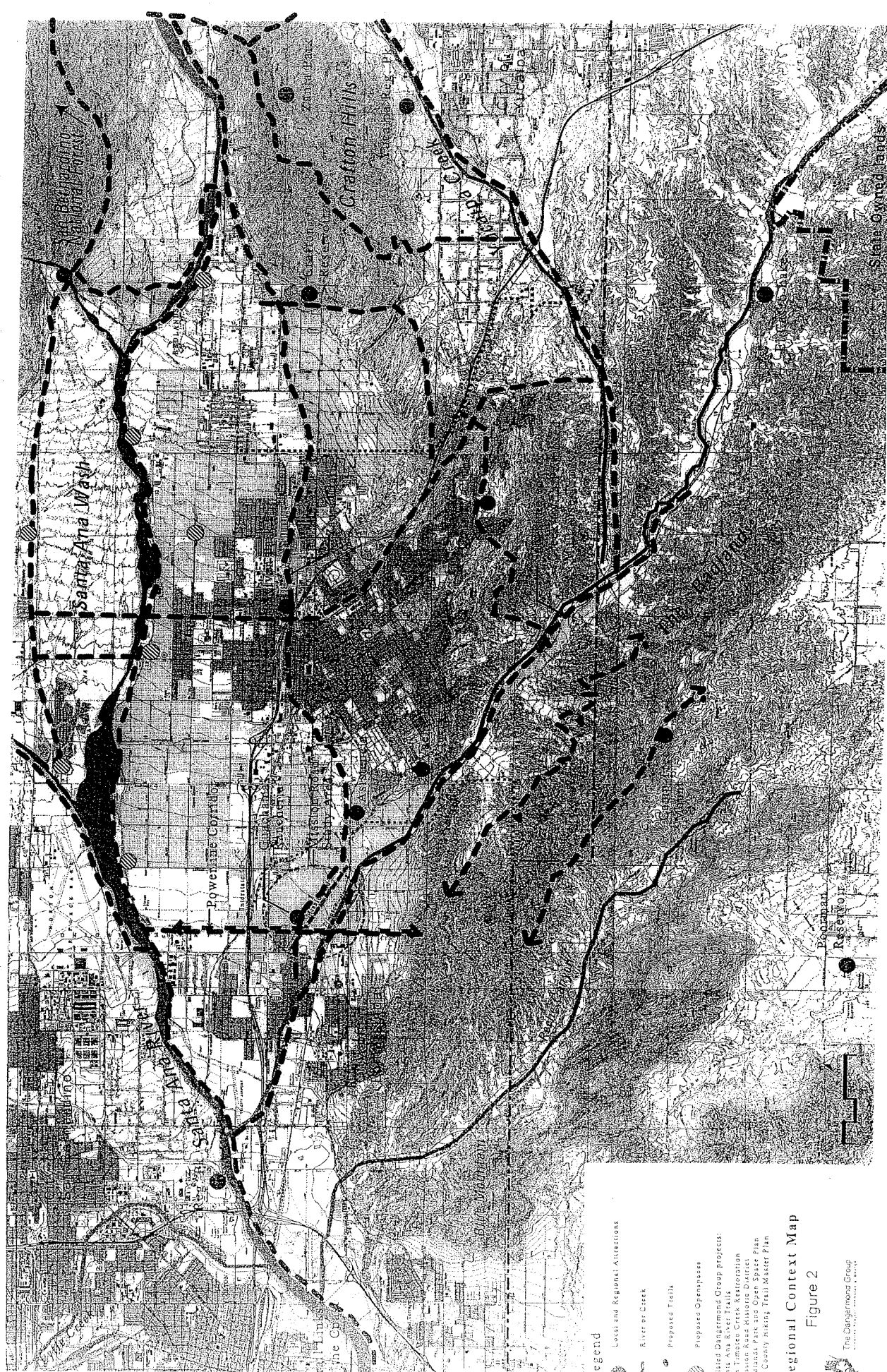
1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken by the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.



- Legend**
- ★ Historic Resource
  - - - Approximate Route of Zanja
  - Approximate Alignment of Sonora Road

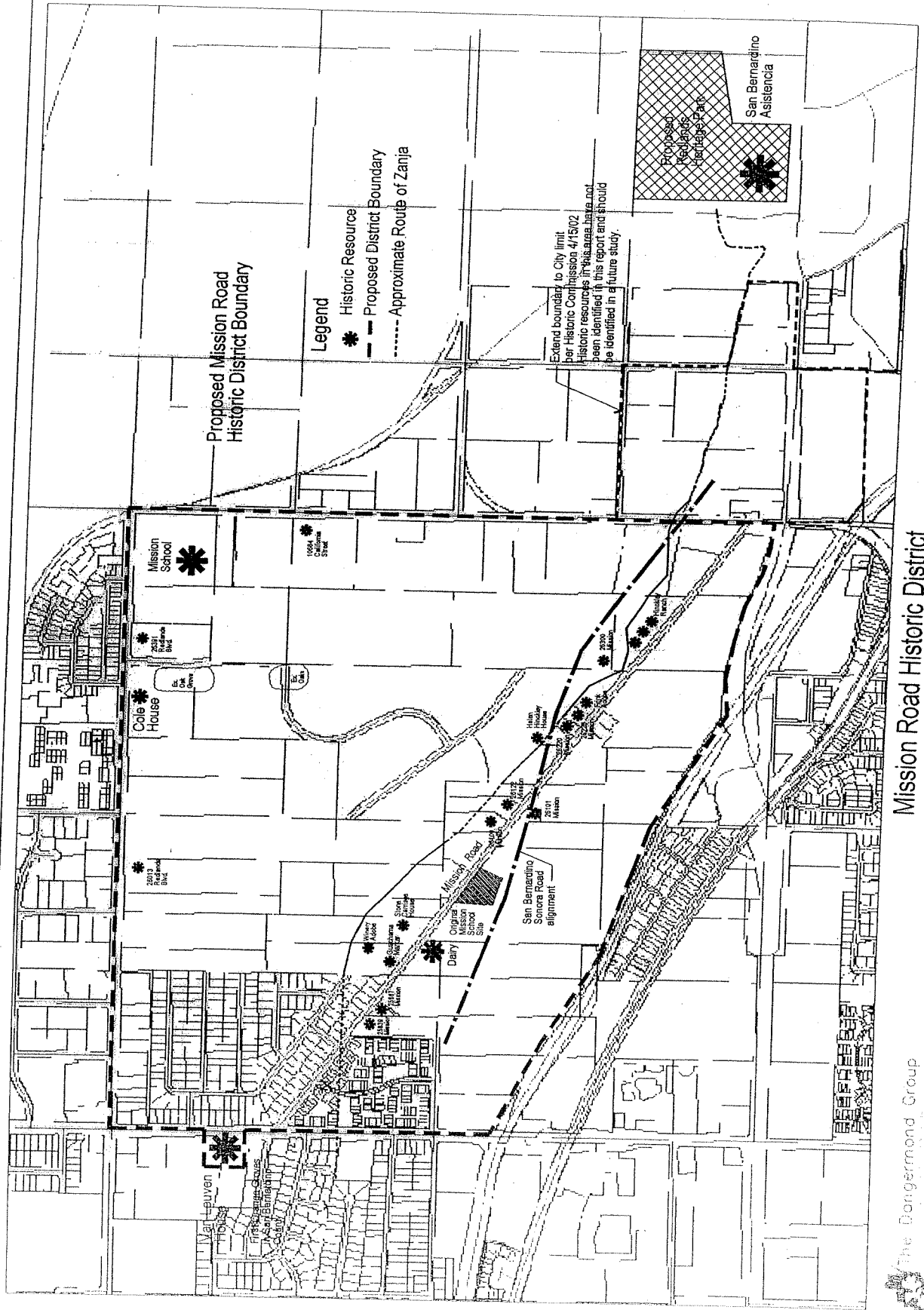
Mission Road Historic District  
Loma Linda, California

Figure 3



- Legend**
- Local and Regional Attractions
  - River or Creek
  - Proposed Trails
  - Proposed Openspaces
  - Other Dangermond Group Projects
  - San Juan River Trail
  - Timber Creek Restoration
  - Timber Creek Historic District
  - San Juan River Trail Master Plan
  - San Juan River Trail Master Plan

regional Context Map  
Figure 2



Mission Road Historic District  
Loma Linda, California

Figure 4

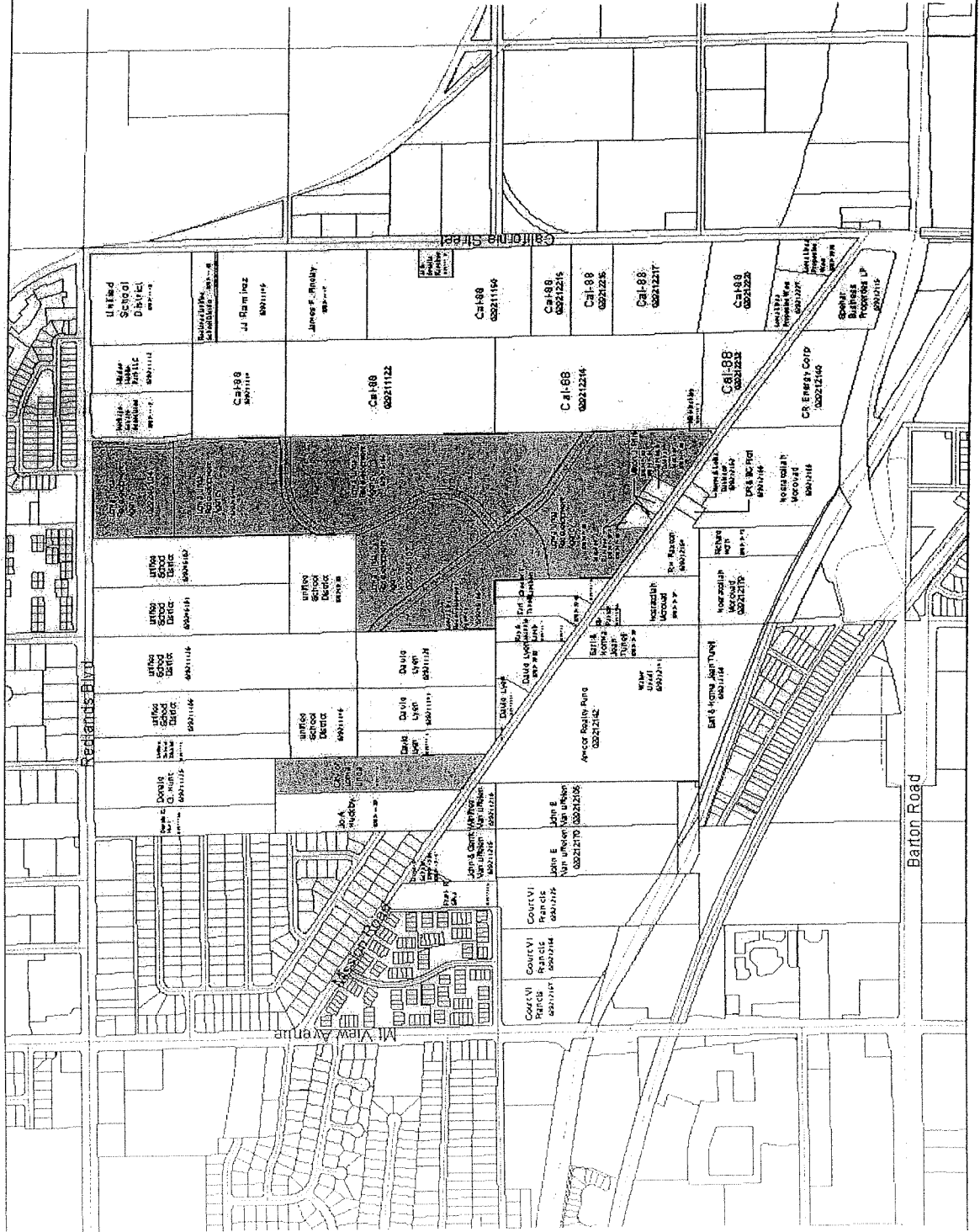
PROPOSED HISTORIC DISTRICT BOUNDARY

# Mission Road Area Ownership Map

- Legend**
- City Owned
  - Parcels
  - Streets

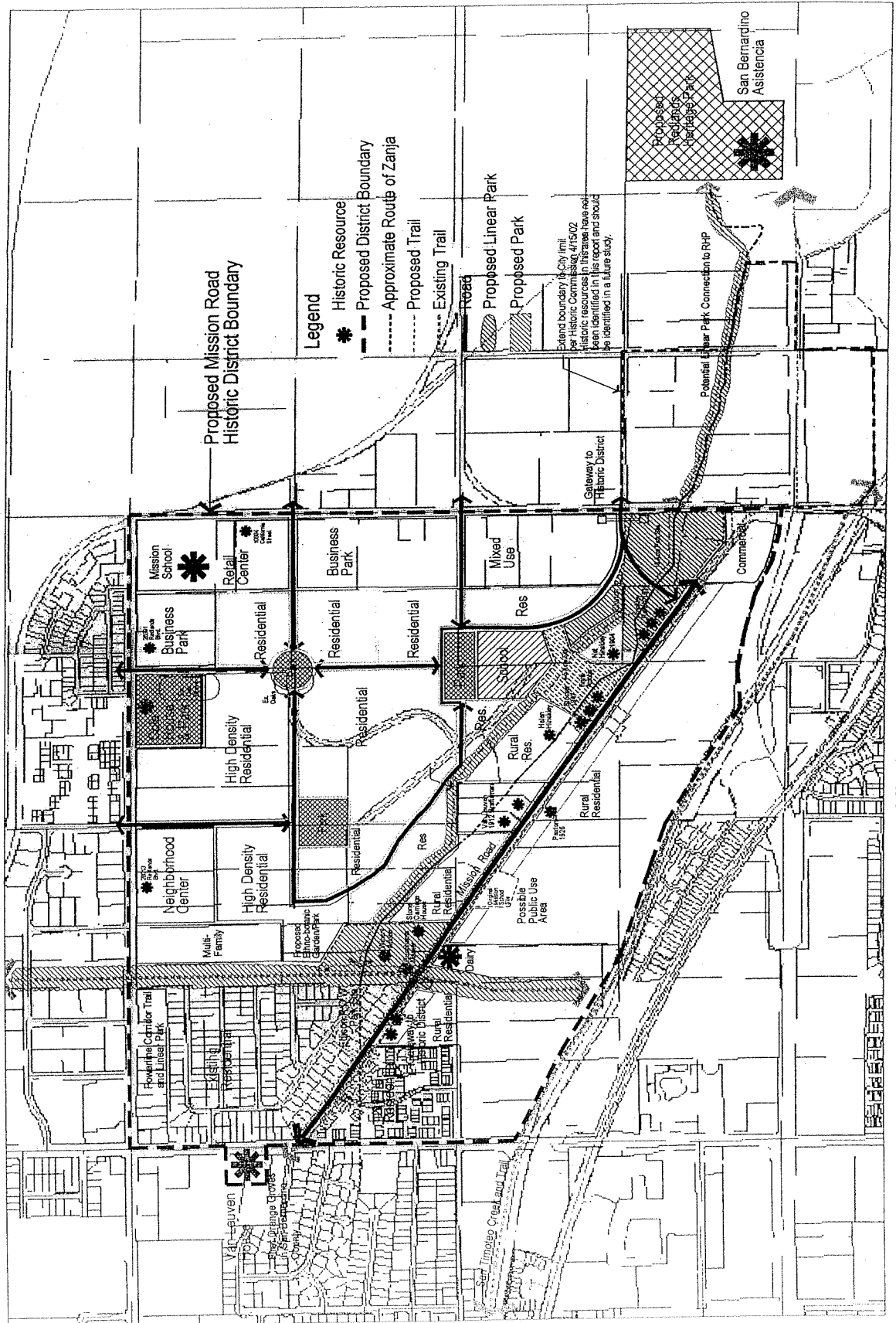


Figure 5









Mission Road Historic District  
Loma Linda, California



# HISTORIC MISSION OVERLAY DISTRICT ORDINANCE (LLMC, CHAPTER 17.82)

## BACKGROUND AND INTENT

**Background.** The Historical Commission, area residents, and other stakeholders have long been concerned about the historic preservation of the Mission Road area and the potential effects of future development in the area. There were also concerns about the impacts of a historic preservation ordinance on existing uses and properties. The Mission Road Historic District, Final Report (Report), (The Dangermond Group, May 22, 2002) is a synthesis of several studies historical and archaeological studies of the area and the efforts of the City's elected officials, Historical and Planning Commissions, area residents and stakeholders to balance the competing interests for historic preservation, continued use of existing properties, and development of vacant properties in the Mission Road area. The Report shall be used as the primary reference document for the implementation of this ordinance and projects subject to this ordinance shall be consistent with the recommendations of the Report unless otherwise waived by the City Council.

**Intent.** Therefore, the intent of the Historic Mission Overlay District Ordinance is to provide a basic framework for future development that will:

1. Preserve and enhance the Mission Road area and associated historical and cultural resources;
2. Preserve and enhance the rural atmosphere of the area;
3. Allow for the continued use and enjoyment of existing properties by limiting the focus of the ordinance to new development projects and/or rehabilitation, restoration, adaptive reuse, and demolition of historical and/or cultural resources;
4. Allow for consistent, compatible, and complementary development of the vacant properties (structures and lands) within the Mission Road area; and, encourage that all new development in the area is pedestrian friendly through the incorporation of livable/walkable community concepts.

It is also intended that this ordinance be consistent with and a companion document to Chapter 17.80 Historic Preservation of the Loma Linda Municipal Code (LLMC) and other LLMC chapters, as applicable.

## DEFINITIONS

**Flow of History.** The primary theme of the Historic Mission Overlay District that refers to the zanja, which had a major impact on irrigation and agriculture, and influenced the landscape and land use and development patterns in the area.

**DRAFT ORDINANCE**  
(March 2, 2004)

**Guachama (*wah-cha-ma*).** The Native American village that was once located in the vicinity of Mission Road and the Edison Easement.

**Guachama Rancheria.** An adobe mission storehouse/mayordomo residence that was built in 1819 as part of the establishment of the San Bernardino Rancho, an outpost of the Mission San Gabriel.

**Rural Atmosphere.** The pervading or surrounding influence, reminiscent of the farming and citrus period of history, that lends a feeling of openness and space.

**Zanja (*zahn-hah*).** A water ditch that was constructed by the Guachama Indians under the direction of Pedro Alvarez to bring water for irrigation from its intake on Mill Creek near what is now Mentone to the San Bernardino Rancho buildings at Guachama. The zanja serves as the most important unifying element of the Historic Mission Overlay District.

The definitions of historic preservation terminologies that are contained in Chapter 17.80, Section 17.80.040, Definitions shall also apply to this Chapter.

## **SCOPE AND DISTRICT BOUNDARIES**

**Scope.** The requirements of this ordinance shall apply to all cultural resources that are more than fifty (50) years old, new development projects, and adaptive reuse, rehabilitation, restoration, and demolition of existing structures and landscape materials and features within the Historic Mission Overlay District (as defined, below).

**District Boundaries.** The district boundaries are Redlands Boulevard on the north, San Timoteo Creek on the south, California Street on the east, and Mountain View Avenue on the west. The western boundary extends further west to include the Van Leuven Mansion. The boundary is also extended east of California Street to include a future study area that is roughly bounded by Orange Avenue on the north, City limits on the south, New Jersey Street on the east (and a small extension east of New Jersey Street fronting on Barton Road), and California Street on the west.

## **PRIMARY HISTORICAL THEMES**

**Flow of History.** Previous studies, including the Report, have identified the most important unifying element in the Historic Mission Overlay District area as the *zanja*. The *zanja* was built by Native Americans under the direction of the Spanish mission authorities and had a major impact on irrigation and agriculture. It influenced the landscape and land use development patterns in the area and represents the "Flow of History" over time and claims title to the significance of the Historic Overlay District. The primary historical theme for the Historic Mission Overlay District shall be the "Flow of History." Future development projects shall be required to submit cultural resource studies for use in the California Environmental Quality Act (CEQA) review of each project, and to further the public knowledge of local history.

**Other Historical Themes.** The existence of the *zanja* is responsible for the underlying themes of Mission influence, education, settlements, citrus heritage, and economic and industrial enterprises. The underlying themes shall also be considered in any required cultural resource study and evaluated as part of the project and environmental review processes for future development projects.

## **INVENTORY AND THE NEED FOR FURTHER STUDY**

**Inventory.** An inventory of known cultural resources that includes historic sites, buildings, structures, landscape features, rural agricultural landscape features, and linear features such as transportation routes, and the irrigation canal (*zanja*) is contained in the Report as Table 1, "Known Historical Resources in the Historic Mission Overlay District." The inventory shall be updated based on information provided by cultural resource studies required for development projects located within the Overlay District boundaries, as needed. The respective project applicant and/or developer shall be responsible for the preparation of any required cultural resource study.

**Further Study.** Due to the many questions that remain about the history of the Mission Road area, further study is needed to determine the boundaries of the Guachama Rancheria; precise alignment of the *zanja*; the locations of possible archaeological sites of former buildings, settlements, and other cultural features and artifacts; the ages, origins, and ownership histories of specific resources; architectural styles (with evaluations) of individual buildings; and, the documentation of oral history. These topics shall be addressed as part of the cultural resource study(s) required for each future development project located within the Overlay District boundaries. The respective project applicant and/or developer shall be responsible for the preparation of any required cultural resource study.

## **PROJECT AND ENVIRONMENTAL REVIEW**

Development projects, including General Plan Amendments, Zone Changes, Specific Plans, Development Code Amendments, Tentative Tract and Parcel Maps, Conditional Use Permits, Precise Plan of Design applications, Small Project applications, and modifications, revisions, and/or amendments to approved projects and plans for projects and properties within the Overlay District boundaries shall be reviewed by the Historical Commission and other review authorities, as applicable. All projects shall meet the requirements of the Loma Linda Municipal Code (LLMC) and Zoning Ordinance, CEQA, and other state and federal laws.

## **HISTORIC RESOURCE EVALUATION REPORT AND CULTURAL RESOURCES STUDY**

**Historic Resource Evaluation Report (Report).** A Report shall be required as a submittal for new development, rehabilitation, restoration, adaptive reuse, and demolition projects when buildings and structures that are more than fifty (50) years old

may be affected, if found to be significant. As a general guideline, a Report shall contain the following elements:

1. Purpose and Scope
2. Methods of Evaluation: Field and Archival
3. Location and Setting
4. Architectural Description of the Resource
5. Historical Background
6. Discussion of Eligibility for Listing on the National Register of Historic Resources, California Register of Historic Resources, or Local Cultural Resource Designation
7. Statement of Significance
8. Conclusions
9. Recommendations (at a minimum this element shall include recommendations for eligibility; rehabilitation, restoration, adaptive reuse, demolition; proposed mitigation measures; and, if demolition is proposed, recommendations for salvage of historical and/or architectural features and artifacts shall be included)
10. Archival Documentation
11. Appendices

The Statement of Significance element (Item No. 7 above) shall be made using the criteria listed in LLMC Section 17.80.070 Cultural Resource Designation Criteria and shall include a discussion of relative contextual themes.

The archival documentation of a resource (Item No. 10 above) shall include a completed Department of Parks and Recreation (DPR) 523 Form and archival quality photo documentation. This information shall be included as an appendix to the Report.

Preparation and submittal of the Report shall be the responsibility of the applicant. All Reports shall be prepared by consultants who meet the professional qualification standards for the field of Historic Preservation as described in the Federal Register.

**Cultural Resources Study (Study).** Studies prepared to evaluate archaeological and paleontological resources shall follow the format outlined for Historical Resources Evaluation Reports, and other criteria as required by the Society Of Professional Archaeologists (SOPA).

## DESIGN CRITERIA AND DEVELOPMENT STANDARDS FOR NEW DEVELOPMENT

**General Plan Land Use Designation and Zoning.** The General Plan Land Use Designation for the Historic Mission Overlay District shall be Mixed Use and the zoning shall be Planned Community (PC). Prior to adoption of the new General Plan in 2004, proposed development projects shall be required to amend the General Plan and Zoning Maps to the Mixed Use designation and PC zoning, respectively. A specific plan or master development plan shall be required for development proposals within the Overlay District.

**Permitted Uses.** Uses permitted in the Overlay District shall be consistent with the Mixed Use General Plan land use designation and Planned Community (PC) Zoning. The Planning Commission may also permit other non-listed uses, which support the purposes of the district as conditional uses through a public hearing process. In general, the Mixed Use designation and PC Zoning permit a mix of Residential uses (of varying density), Community Facilities, Commercial Retail, Office, and Service uses, Business Park, and Open Space and Recreational uses. With the exception of land uses and properties that legally existed prior to the effective date of this ordinance, all new development projects and/or new uses of existing properties shall be subject to the PC zoning as part of a specific plan or master development plan.

**Standards for New Development.** New development, adaptive reuse, rehabilitation, and restoration projects shall conform to the following standards.

1. **Architectural and Site Design** - The density/intensity, lot size, lot width, lot coverage, setbacks, building separations, building height, and uniform sign programs for new developments in the Overlay District shall be established through the specific plan or master development plan processes. Development standards shall vary based on the proximity of a proposed development project to a historical and/or cultural resource(s) or the presence of a historical and/or cultural resource(s) within a project site.

Mission Road, Redlands Boulevard, and California Street are important corridors to the Overlay District and the City in terms of preservation and economic viability. Of the three corridors, Mission Road is the most important in terms of historic preservation due to the high concentration of historic and cultural resources, particularly on the north side of the road. Mission Road is the focal point and heart of the Overlay District. New development along the Mission Road frontage shall conform to the historic architectural styles and site design parameters listed below. New development along the California Street and Redlands Boulevard frontages shall be sensitive to the historic nature of the area while encouraging the use of interpretive historic architectural styles and site designs.

The Planning Commission shall consider the design characteristics of each development project through the context of a specific plan or master development plan. The Historical Commission shall provide recommendations regarding the

appropriateness of proposed deviations based on the potential impacts to historic resources located in or adjacent to the project site.

2. Architectural Styles – All new development shall be designed using historical architectural styles from the following list:

a) Residential Development - Bungalow

Colonial Revival  
Craftsman  
Italianate  
Mediterranean Revival  
Mission  
Monterey  
Prairie  
Queen Anne  
Stick  
Tudor Revival  
Victorian

b) Commercial Development – Adaptations of the Architectural Styles in 2.a)

Art Deco  
Art/Streamline Moderne  
Commercial  
Googie/50s

Business and Technology Park Development - may design using adaptations of the architectural styles outlined in 2.a) and 2.b), or the Usonian architectural style.

3. Landscape Design – Landscaping shall be approved conceptually through the entitlement process and a state licensed landscape architect shall prepare landscape/irrigation plans. The landscape plan, in terms of layout, plant materials and color pallet, shall be consistent with and reflective of appropriate historical architectural styles and preservation practices and techniques (i.e., establishment of protective dry zones adjacent to adobe buildings and structures), and shall enhance the adjacent and surrounding properties.
4. Buffer Zones - Historical resources shall be protected from adjacent uses and enhanced by a minimum of 50 foot-buffer zones. The Planning Commission may require a larger or smaller buffer zone based on the nature of the affected resource(s) and how well the resource(s) has been integrated into the proposed development project. The Historical Commission may provide recommendations to the Planning Commission as appropriate.
5. Trails and Pedestrian Paths – All new development in the Overlay District shall provide trails and pedestrian paths, and linkages to local and regional trails. Whenever possible, feasible, and appropriate, trails shall provide interpretive

signage relating to adjacent historic resources, local history, and other pertinent historical facts and information about the area to educate the community and visitors to the area. A district emphasis shall be the preservation of the zanja and the creation of a continuous trail along its path that shall include interpretive signage of historical events, locations, and resources.

6. Parking – Parking shall be provided as required by the LLMC, Chapter 17.24 for residential development.
7. Lighting and Street Furniture – Light standards, street furniture, and other permanent fixtures (i.e., drinking fountains, bus stops and shelters) shall be compatible with the historical architectural styles on the development site and in the surrounding area.
8. Sign Programs – Each development within the district shall have a uniform sign program that characterizes the historical significance of the area. Sign programs may be customized per development but shall include an element or component (such as a district logo, sign shape, materials, or colors) that unifies all of the sign programs within the district. Neither billboards nor advertising signs shall be permitted along the Mission Road frontage.
9. Mission Historical Overlay District Identification Monument Signs – Two identical monument signs identifying the overlay district shall be placed in the Mission Road median, as follows:
  - a. At the east end near the intersection with California Street; and,
  - b. At the west end, just west of the Edison Easement.

The Historical Commission, Planning Commission, and City Council shall approve the design of the signs.

10. Mission Road Street Standards – All new development and adaptive reuse projects along Mission Road shall construct the right-of-way in accordance with the approved street design standards prepared by the City's Public Works Department. The street design shall include a landscape median in the road, and landscape easement behind the sidewalk on both sides of the street. No median shall be installed in front of an existing residential use. This requirement may be waived if written authorization from the owner of an affected, existing property is obtained and submitted to the Community Development and Public Works Departments during the entitlement process.

## **STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS**

All rehabilitation projects shall follow The Secretary Of The Interior's Standards For Rehabilitation And Guidelines for Rehabilitating Historic Buildings (1990). Rehabilitation, restoration, and adaptive reuse, in the order listed, shall be the preferred methods of



treatment for historic buildings and structures. Demolition shall be considered only as a last resort.

**Standards for Rehabilitation.** The following Standards are applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where severity of deterioration requires replacement of distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alteration must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments – if improperly applied – may cause or accelerate physical deterioration of historic building. This can include using improper re-appointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.

**Guidelines For Rehabilitating Historic Buildings.** All rehabilitation projects shall also follow the Guidelines contained in The Secretary Of The Interior's Standards For Rehabilitation and Guidelines For Rehabilitating Historic Buildings (1990). Copies of this document shall be available from the Community Development Department.

## **DEMOLITION OF HISTORICAL BUILDINGS AND STRUCTURES**

Rehabilitation, restoration, and adaptive reuse, in the order listed, shall be the preferred methods of treatment for historic buildings and structures. Demolition shall be considered only as a last resort.

**Demolition Prohibited.** No building or structure more than fifty (50) years old shall be demolished unless the Building Division pursuant to this Chapter has issued a valid Demolition Permit.

**Dangerous Buildings and Structures.** Buildings or structures that are more than fifty (50) years old may be demolished if findings have been made by the Building Official pursuant to other provisions of the Municipal Code declaring that the building or structure is either a public nuisance or a dangerous building. Prior to issuance of a Demolition Permit, the Community Development Department Director (or designee) shall confer with the Historical Commission Chair and Building Official to determine the potential for alternative, non-demolition remedies and/or the salvage and reuse of historical architectural features and artifacts. In addition, photo documentation and recordation may be required if the resource is historically significant to the City. Photo documentation and recordation would be conducted in accordance with the standards and guidelines of the Historic American Building Survey and Historic American Engineering Record (HABS/HAER). If no alternative, non-demolition remedies are available; the Demolition Permit may be issued in accordance with all other City ordinances and requirements.

**Evaluation Thresholds and Review Requirements.** Buildings and structures more than fifty (50) years old that are proposed for demolition shall be evaluated to determine historical significance. A Historic Resource Evaluation Report shall be required, as follows:

1. A Report shall be required for any resource listed in Table 1, Known Historical Resources (Mission Road Historic District, Final Report, The Dangermond Group and Statistical Research, Inc., May 22, 2002).
2. A Report shall be required for any age qualified resource that is not listed in Table 1 (referenced) and not exempt from these requirements as a dangerous building or structure.

All Historic Resource Evaluation Reports shall be prepared as outlined in this Chapter.

**Salvage and Reuse of Historical and Architectural Features and Artifacts.** When feasible, historic and/or architectural features and artifacts shall be salvaged or recycled for reuse onsite or within the Mission Historic Overlay District.

## **CERTIFICATES OF APPROPRIATENESS AND ECONOMIC HARDSHIP**

All rehabilitation, restoration, adaptive reuse, and demolition projects shall comply with LLMC Chapter 17.80 Historic Preservation, as applicable.

**Certificate Of Appropriateness.** A Certificate shall be required pursuant to LLMC Section 17.80.090.

**Certificate Of Economic Hardship.** A Certificate shall be granted pursuant to LLMC Section 17.80.120.

## **SAMPLE TOOLS AND TREATMENTS**

The Report states that the significant historic features (uses, buildings, street, agriculture, industry, and land use patterns) define the historic character of the area. The sample tools and treatments outlined below are intended to preserve the historic character and architectural integrity of the area by strengthening such patterns and setting development standards and guidelines for rehabilitation, preservation, and new construction.

**Sample Tools.** The following list of approaches to preservation shall be considered to strengthen and preserve the historic feeling of the Mission Road Overlay District. Selection of the appropriate preservation tool(s) shall be determined through cultural resources studies on a project-by-project basis.

- Preserve and Protect – Identify historically significant sites and features for purposes of preservation, restoration, rehabilitation, and protection.
- Preserve and Do Nothing – Identify historically significant sites and features for purposes of preservation, but do not restore, rehabilitate or protect.
- Preserve and Restore with Parks and Groves – Identify historically significant sites and features for purposes of preservation, and protect and restore/rehabilitate in nodes. Develop parks and groves that enhance the sites that can be open to the public.
- Adaptive Uses – Preserve, restore, rehabilitate, and protect historically significant sites and buildings. Develop adaptive uses such as gardens, food service, specialty shops, indoor and outdoor public spaces, and private uses and buildings that are thematically related to the Mission Road Historic Overlay District.

**Sample Treatments.** The purpose of various possible treatments is to preserve the historic character and architectural integrity of the Overlay District, and to promote and encourage the use of architectural styles that are consistent with the period of historic significance of the district. Treatments should define neighborhood character and strengthen the edges of the district through the use of signed entry points, integration of historic properties as “anchors” for the surrounding properties and “linkages” between historic resources to provide a sense of continuity throughout the Overlay District.

- Incentives and Restrictions – The following incentives and restrictions shall be used, if possible and as appropriate, to gain the cooperation of major developers, property owners with the City and public interest to achieve the goals of the Overlay District:
  1. Promote land exchanges used for historic preservation goals
  2. Allow parks containing historical resources to count toward park and open-space requirements
  3. Cooperative planning of park edges to maximize added value to developments
  4. City to seek state and federal funds to assist in historic preservation projects such as restoration, pathways, parks, etc.
  5. Allow density transfers and clustering to provide buffers around historic resources
  6. Use parks fees for development of historic parks and *zanja* trail
  7. Explore use of redevelopment funds for historic preservation
  8. Employ a tiered approach to restrictions, with strict requirements in the immediate vicinity of historic resources and more flexible requirements that evoke the feeling of the historic themes in other areas more distant to historic resources
- Development Standards – See above
- Design Guidelines – See above

# Staff Report

# City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF FEBRUARY 4, 2004

**TO:** PLANNING COMMISSION

**FROM:** DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** DEVELOPMENT CODE AMENDMENT (DCA) NO. 03-01 – A proposal to establish a historical overlay district in the City's Historic Mission Area that will preserve and enhance the area and associated historical and cultural resources, and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. The proposed overlay district boundaries generally are Redlands Boulevard on the north, Barton Road and the San Timoteo Creek Channel on the south, Loma Linda City limit line on the east, and Mountain View Avenue on the west.

### SUMMARY

Staff requests that the Planning Commission continue its review of the draft Ordinance, Notice of Intent to Adopt a Negative Declaration and Initial Study (NOI / Initial Study) and forward the Code amendment to the City Council with the recommendations outlined below. A copy of the draft Ordinance (01-28-04), which reflects the Commissions' changes, is available in Attachment A.

### RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Negative Declaration; and,
2. Approve Development Code Amendment (DCA) No. 03-01 (Draft Mission Historical Overlay District Ordinance) based on the Findings.

### BACKGROUND

On December 3, 2003 and December 17, 2003, the Planning Commission reviewed a revised version of the draft Ordinance and made further changes to many of the sections throughout the document. The item was continued to the January 14, 2004 agenda to allow for additional review of the draft document. A copy of the revised draft Ordinance (01-28-04) is contained in Attachment A. All of the revisions to the document are italicized and in bold.

Additional background information is contained in the December 3, 2003 and November 19, 2003 Planning Commission Staff Report that were previously distributed. (See Attachments B and C, respectively)

**PLANNING COMMISSION  
STAFF REPORTS AND MEMOS**

# City of Loma Linda

## COMMUNITY DEVELOPMENT DEPARTMENT

### Memorandum

**TO:** Planning Commission

**FROM:** Deborah Woldruff, AICP, Director

**DATE:** January 14, 2004

**SUBJECT:** DEVELOPMENT CODE AMENDMENT (DCA) NO. 03-01 - REQUEST FOR CONTINUANCE TO THE FEBRUARY 4, 2004 MEETING (AGENDA ITEM NO. 1)

**COPY:** Dennis R. Halloway, City Manager; Pamela Byrnes-O'Camb, City Clerk; Lori Lamson, Senior Planner; and, file

---

Staff requests that the Planning Commission continue Agenda Item No. 1 the meeting of February 4, 2004. The revisions to the Design Criteria And Development Standards For New Development section (pages 5 through 8) have not yet been completed. Once the revisions are made, staff will schedule a second meeting with Historical Commission Chair Shipp and Vice Chair Stewart to go over the changes. The goal is to bring the revised document back to the Planning Commission on February 4, 2004.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

On October 15, 2003, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Negative Declaration. The mandatory 20-day public review began on October 16, 2003 and ended on November 5, 2003. The Initial Study indicates that implementation of the proposed Overlay District will not result in any adverse effects within the district area. To date, no verbal or written public comments on the environmental documentation have been received. A copy of the NOI/Initial Study is available in Attachment 1 of Attachment C.

## **ANALYSIS**

The most substantive change to the Draft Ordinance is in the Design Criteria and Development Standards for New Development section, specifically in the Standards for New Development, which begin on page 5. The Commission was concerned that this subsection was difficult to follow and confusing, and that it would function more as a zoning ordinance than an overlay district. The Historical Commission Chair had similar concerns that he shared with the Planning Commission. To address these concerns, staff eliminated the numbered subsections that imposed zoning-like standards for the Mission Road, Redlands Boulevard, California Street, and New Jersey Street frontages (pages 5 through 7 of the 11-26-03 draft ordinance). The new text provides standards and guidelines that more reflect the vision of The Dangermond Group Report, and that will allow developers the flexibility to be creative with site development and design. Zoning standards (i.e., density, lot size, lot width, lot coverage, and building height) will be defined individually for each project within the context of a specific plan or master development plan, as appropriate. The benefit is that the Mission Area can be developed more creatively and with sensitivity toward historic resources.

## **CONCLUSION**

Staff has revised the draft Ordinance as requested by the Planning Commission. Staff feels that the revisions are more reflective of the intent of The Dangermond Report, and that the Draft Ordinance will function as an overlay district rather than zoning. As such, staff requests that the Commission complete its' review and forward the Draft Ordinance and environmental documentation to the City Council.

## **ATTACHMENTS**

- A. Draft Ordinance (01-28-04 – not included)
- B. Planning Commission Staff Report (December 3, 2003 – not included)
- C. Planning Commission Staff Report (November 19, 2003 – not included)
  - Attachment 1 - NOI/Initial Study (not included)
  - Attachment 2 - Draft Ordinance (11-13-03) (not included)



# City of Loma Linda

## COMMUNITY DEVELOPMENT DEPARTMENT

### Memorandum

**TO:** Planning Commission

**FROM:** Deborah Woldruff, AICP, Director

**DATE:** December 11, 2003 (for December 17, 2003)

**SUBJECT:** DEVELOPMENT CODE AMENDMENT (DCA) NO. 03-01 – A proposal to establish a historical overlay district in the City's Historic Mission Area that will preserve and enhance the area and associated historical and cultural resources, and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. The proposed overlay district boundaries generally are Redlands Boulevard on the north, Barton Road and the San Timoteo Creek Channel on the south, Loma Linda City limit line on the east, and Mountain View Avenue on the west.

**COPY:** James Shipp, Historical Commission Chair; Michael Stewart, Historical Commission Vice Chair; Lori Ludi, Senior Planner; and, File

---

As indicated on the December 17, 2003 Agenda, staff recommends that the Planning Commission continue its review of the draft ordinance beginning on Page 10 and ending on Page 13. The revisions to the Design Criteria and Development Standards for New Development beginning on Page 5 are not yet completed. Staff is scheduled to meet with the Chair and Vice Chair of the Historical Commission to discuss the revisions on Tuesday, December 16, 2003. A secondary purpose of meeting is to determine if the revisions should be referred back to the full Historical Commission prior to completing the Planning Commission review.

A copy of the Draft Ordinance (11-26-03) was previously distributed to the Planning Commission in the December 3, 2003 packet.

# Staff Report

## City of Loma Linda

From the Department of Community Development

### PLANNING COMMISSION MEETING OF DECEMBER 3, 2003

**TO:** PLANNING COMMISSION

**FROM:** DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** DEVELOPMENT CODE AMENDMENT (DCA) NO. 03-01 – A proposal to establish a historical overlay district in the City's Historic Mission Area that will preserve and enhance the area and associated historical and cultural resources, and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. The proposed overlay district boundaries generally are Redlands Boulevard on the north, Barton Road and the San Timoteo Creek Channel on the south, Loma Linda City limit line on the east, and Mountain View Avenue on the west.

#### SUMMARY

Staff requests that the Planning Commission continue its review of the draft Ordinance, Notice of Intent to Adopt a Negative Declaration and Initial Study (NOI / Initial Study) and forward the Code amendment to the City Council with the recommendations outlined below. A copy of the draft Ordinance (11-26-03), which reflects the Commissions' changes is available in Attachment A. Copies of the NOI/Initial Study are available in Attachments 1 of the November 19, 2003 Planning Commission Staff Report, which was previously distributed on Friday, November 14, 2003.

#### RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Negative Declaration; and,
2. Approve Development Code Amendment (DCA) No. 03-01 (Draft Mission Historical Overlay District Ordinance) based on the Findings.

## **BACKGROUND**

On November 19, 2003, the Planning Commission reviewed the draft Ordinance and made changes on pages 1 through 7. The item was continued to the December 3, 2003 agenda to allow for additional review of the documents.

Additional background information is contained in the November 19, 2003 Planning Commission Staff Report (previously distributed).

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

On October 15, 2003, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Negative Declaration. The mandatory 20-day public review began on October 16, 2003 and ended on November 5, 2003. The Initial Study indicates that implementation of the proposed Overlay District will not result in any adverse effects within the district area. To date, no verbal or written public comments on the environmental documentation have been received.

## **ANALYSIS**

Based on the Planning Commissions' review and comments on November 19<sup>th</sup>, staff has revised the first seven pages of the Draft Ordinance. The changes are highlighted in Ariel Black font and italics. Pending review of the changes, the Planning Commission may continue its review of the document beginning on page 8 (see Attachment A).

## **CONCLUSION**

Staff has provided a revised version of the draft Ordinance so that the Planning Commission may continue its review of the draft Ordinance, and complete the review of the project and environmental documentation.

## **ATTACHMENTS**

- A. Draft Ordinance (11-13-03 – not included)

# Staff Report

# City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF NOVEMBER 19, 2003

**TO:** PLANNING COMMISSION

**FROM:** DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

**SUBJECT:** DEVELOPMENT CODE AMENDMENT (DCA) NO. 03-01 – A proposal to establish a historical overlay district in the City's Historic Mission Area that will preserve and enhance the area and associated historical and cultural resources, and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. The proposed overlay district boundaries generally are Redlands Boulevard on the north, Barton Road and the San Timoteo Creek Channel on the south, Loma Linda City limit line on the east, and Mountain View Avenue on the west.

### SUMMARY

Staff requests that the Planning Commission review the draft Ordinance, Notice of Intent to Adopt a Negative Declaration and Initial Study (NOI / Initial Study) and forward the Code amendment to the City Council with the recommendations outlined below. Copies of the NOI/Initial Study and draft Ordinance (11-13-03) are available as Attachments 1 and 2, respectively.

### RECOMMENDATION

The recommendation is that the Planning Commission recommends the following actions to the City Council:

1. Adopt the Negative Declaration; and,
2. Approve Development Code Amendment (DCA) No. 03-01 (Draft Mission Historical Overlay District Ordinance) based on the Findings.

### BACKGROUND

On August 27, 2002, the City Council accepted the Mission Road Historical District Report (Report), (The Dangermond Group, May 22, 2002) and directed staff to initiate a Development Code Amendment. With that direction, staff and the Historical Commission began working on the language of the draft Ordinance. On October 20,

2003, the Historical Commission completed its review of the draft Ordinance and the environmental document and took action to forward the amendment project to the Planning Commission and City Council with their recommendations for approval.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

On October 15, 2003, staff completed the Initial Study pursuant to CEQA and issued a Notice of Intent (NOI) to Adopt a Negative Declaration. The mandatory 20-day public review began on October 16, 2003 and ended on November 5, 2003. The Initial Study indicates that implementation of the proposed Overlay District will not result in any adverse effects within the district area. To date, no verbal or written public comments on the environmental documentation have been received.

## **ANALYSIS**

### **Project Description**

The amendment project is described as a proposal to establish a historical overlay district in the City's Historic Mission Area that will preserve and enhance the area and associated historical and cultural resources, and provide standards and guidelines for new development, adaptive reuse, restoration, rehabilitation, and demolition projects. The proposed overlay district boundaries generally are Redlands Boulevard on the north, Barton Road and the San Timoteo Creek Channel on the south, Loma Linda City limit line on the east, and Mountain View Avenue on the west.

### **Findings And Analysis**

The draft Ordinance (11-13-03) incorporates the recommendations of The Dangermond Group as outlined in the Report, and comments of the Historical Commission, stakeholders, and staff. Implementation of the overlay district will require that all new development and adaptive reuse projects located within the boundaries comply with the development standards and guidelines. Existing residential and commercial properties will not be required to comply with the ordinance requirements until such time as new development or adaptive reuse occurs.

Changes to the zoning ordinance are considered legislative acts and do not require findings. State law does require that the zoning be consistent with the General Plan. The draft Ordinance has been designed to work in tandem with the Mixed Use General Plan Designation and PC, Planned Community zoning and R-3, Multiple Residence zoning. No conflicts or inconsistencies are anticipated.

At this time, the City is processing the University Village/Orchard Park Specific Plan projects (General Plan Map amendment, Specific Plan adoption, and Zoning Map amendment) on the north side of Mission Road. In addition, there are several other proposed developments (and an approved development) on the south side of Mission

Road. Staff continues to work closely with the applicants to ensure that the projects will comply with the requirements in the draft Ordinance. However, the adoption of the Mission Historical Overlay District Ordinance is key to ensuring that important historical resources in the area are preserved and that future development is compatible and appropriate. As such, staff recommends that the draft Ordinance be forwarded to the City Council at the earliest opportunity.

## **CONCLUSION**

The NOI and Initial Study indicate that the proposed Mission Historical Overlay District Ordinance would not result in any adverse impacts in the Historic Mission area. The draft Ordinance incorporates all of the recommendations contained in The Dangermond Group Report, and includes the comments of the Historical Commission, stakeholders, and staff. Adoption of the draft Ordinance will ensure that important historical resources are preserved and that future development and adaptive reuse are compatible and appropriate in the Mission area. Based on the preceding, staff recommends that the draft Ordinance be forwarded to the City Council at the earliest convenience.

## **ATTACHMENTS**

1. NOI/Initial Study (not included)
2. Draft Ordinance (11-13-03 – not included)

*I:\Project Files\DCA\DCA 03-01 (Mission Rd)\PC Staff Report 11-19-03.doc*

# City of Loma Linda

## COMMUNITY DEVELOPMENT DEPARTMENT

### Memorandum

**TO:** Planning Commission

**FROM:** Deborah Woldruff, AICP, Director

**DATE:** November 5, 2003

**SUBJECT:** Development Code Amendment (DCA) No. 03-01 (Draft Mission Historical Overlay District Ordinance) – Request for Continuance of Agenda Item No. 3

**COPY:** Historical Commission; and, Project File

---

Staff requests that the above project be continued to the next Planning Commission Meeting to allow adequate time for discussion of Agenda Items No. 1 and No. 2. It is anticipated that the first two items on the November 5, 2003 agenda will require the majority of the meeting period and the requested continuance of Item No. 1 will help to limit the meeting to three hours or less.

